



# Your Ultimate Lifestyle Inclusions



## *Enhanced turnkey inclusions*

LED down lights throughout

Up to 20 power points

Handheld shower rail

Niche to bathroom & ensuite showers

Colour through concrete driveway

Colorbond panel lift garage door

TV antenna

600mm stainless steel oven, cooktop & range

Reverse cycle ducted air conditioning

20mm stone kitchen bench tops

Fly screens to all openable windows

Soft close kitchen drawers & doors

Quality tiles & carpet

Landscaping (turf) & mailbox



# Kitchen Inclusions



20mm engineered stone bench tops

Stainless steel double bowl kitchen sink

Premium pull-down chrome mixer

Laminate finish cabinetry + full set of drawers

Four melamine shelves to pantry/walk in pantry

Domain stainless steel 600mm built-in oven

Domain stainless steel 600mm gas cooktop

Domain stainless steel 600mm fixed range hood

Tiled or window kitchen splash back per design



## Bathroom Inclusions



Full height tiling to bathrooms & ensuite

Polyurethane vanity cabinets, porcelain bench tops

Chrome Zoeva tap mixer

Chrome combined shower head & hand shower

Chrome towel rails and roll holder

Semi frameless shower screens

Frameless mirror with polished edge

1500mm tiled in bath with white chrome waste

Niches to bathroom and ensuite showers

Soft close toilet suite to bathrooms and ensuite







Unlimited LED down lights

Up to 20 double power points

Up to 2 external sensor spotlights

Heater/light/fan combination unit to bathrooms and ensuite

Exhaust fans to powder room and laundry as required

1x free-to-air TV point; 1x Pay TV point

1x Data point; 1x NBN provision

Smoke detectors as per Australian Standards

External TV antenna

Interior cont.



Wide selection of 2040mm internal doors Accent Range

Reverse cycle ducted air conditioning

67mm x 19mm half splayed pine architraves and skirting

Gyprock lining to internal walls with 90mm cove cornice

Four melamine shelves to linen cupboards

One melamine shelf to broom cupboards

One melamine shelf to built-in-robos with hanging rail

R1.5 external thermal insulation batts/R2.5 thermal insulation

batts to ceiling excluding garage





Interior cont.



2700mm ceiling height to ground floor

2500mm ceiling height to first floor per design

Taubmans Endure paint system

Quality carpet/laminate finish to all bedrooms

600mm x 600mm tiles to hallway, kitchen and main living

920mm entry door from Royal Range per design





Face brick finish from Austral Wilderness and Everyday Ranges

Colorbond sheet roof with wide selection of colour options

Colorbond panel lift 2040mm high garage door with two remotes

Powder coated aluminium windows and sliding doors keyed alike

Two external taps (rainwater + potable)

Rheem 26L instantaneous hot water system in recessed housing

Flyscreens to openable windows (excluding wet areas)

Aluminium mesh screen doors to sliding doors

Rainwater tank and pump including electrical connection per BASIX

T2 treated timber pine frames







## Fixed site costs

Reinforced environmentally friendly plastic pod slab to engineering requirements subject to site conditions. Fixed piling and site costs pertaining to grading and levelling as per plans. Peg out survey and formwork check. Temporary construction fence and onsite chemical toilet.

## Plan approvals

Plans and detailed drawings including compliant landscape plans. Detailed contour plan. BASIX certificate to State Government requirements. Standard certifier/council application fees. Standard statutory water authority approval fee. Home Owners Warranty Insurance.

## Servicing

Stormwater drains and sewer drain connected to legal discharge point. Water connection including water tapping. Electrical metering to street mains. 90 day maintenance period. Seven year structural warranty.

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