

HASHTAG PORTAL 4STAR INCLUSIONS

#PORTAL™







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KITCHEN

BENCHTOPS

20mm engineered stone benchtop from Opal's Range

SINK & TAPWARE

Handmade Stainless Steel double bowl kitchen sink

SBF's premium pulldown chrome mixer

CABINETRY

Laminate kitchen cupboards from Opal's Range

Laminate kitchen one full set of drawers from Opal's Range

4 Melamine shelves to pantry/walk-in pantry (as per design)

APPLIANCES

Domain stainless steel 600mm built-in oven

Domain stainless steel 600mm gas cooktop

Domain stainless steel 600mm fixed rangehood

SPLASHBACK

Tiled Kitchen Splashback or Window Splashback as per design

EXTRA'S

Dishwasher provision including single powerpoint and plumbing point

Cooktop provision including single powerpoint

Rangehood provision including single powerpoint

Fridge provision including single powerpoint

Microwave single powerpoint provision





BATHROOM & ENSUITE

FIXTURES

SBF's Tall Chrome Zoeva Tap Mixer

SBF's Chrome Shower Head with Hand Shower

SBF's Chrome Towel Rails, Toilet Roll Holder

VANITIES

Porcelain Vanity Tops

Polyurethane Vaniy Cabinet Finish

TILING

No Floor to Ceiling tiles in all bathrooms*

Bathroom/Ensuite tiling done to floor, skirting and shower area

Powder room tiling done to floor and skirting

ACCESSORIES

Semi-Frameless shower screens to bathroom/ensuites

Frameless mirror with polished edge

1500 built-in bathtub installed with white chrome waste

Niche's provided in shower area to bathroom/ensuites

Toilet Suite with Soft Close Seat and Lid to all bathroom/ensuites



Stile Bathroom Fixture



Stile Bathroom Fixture



WaterMark



WaterMark



EVERYTHING INTERIOR



LIGHTING & ELECTRICAL

Unlimited Downlights throughout the home

Up to 20 x double power point as per design

Up to 2 external double spotlight with sensor

2-in-1 exhaust fan, heater and light combination to bathrooms and ensuites

Exhaust fans installed to powder rooms and laundry (as required)

1 x Free to Air TV Point

1 x Paid TV Point

1 x Data Point

1 x NBN Provision (in garage)

Smoke Detectors installed as per Australian Standards

External TV Antenna

INTERNAL DOORS

Choice of 5 Internal Bedroom Doors, from Builders

Accent Range - 2040x820x35mm

Choice of 5 Internal Bathroom Doors, from Builders

Accent Range - 2040x720x35mm

AIR CONDITIONING

Split airconditioning



SKIRTING & CORNICES

67mm x 19mm half splayed pine architraves and skirting throughout
Gyprock lining to internal walls with 90mm cove cornice

SHELVING

4 melamine shelves to linen cupboards
1 melamine shelf to broom cupboards
1 melamine shelf to robes and a hanging rail

FLOORING

600x600mm Tiles from Opal's Range to hallway, kitchen and main living area
Carpet to all bedrooms
Tiling to Entry Porch and Alfresco as per design

PAINT SYSTEM

Taubmans Endure Paint system (one colour to walls throughout)

INSULATION

Batts to roof space over living areas under roof tiles, excluding garage
R1.5 thermal insulation batts to external cavity walls of living areas, excluding external garage wall
R2.5 thermal insulation to ceiling, excluding garage

CEILING

Ground Floor - 2550mm Ceiling Height
First Floor - 2500mm Ceiling Height

EVERYTHING INTERIOR



EVERYTHING EXTERIOR

BRICKS

Austral Bricks Face Finish (to be selected from the Austral Bricks Everyday Life and Wilderness Range)

ROOF

Concrete Tiled roof from Monier's wide Elabana & Atura range

FRONT DOOR

920mm front entry door from our wide Royal Door Range, as per design

GARAGE

Colorbond 2040 high garage door from the panelift range

2 remote garage door controls

Auto garage door provision including single powerpoint

EXTRAS

Powder coated aluminium windows and sliding doors with keyed alike locks

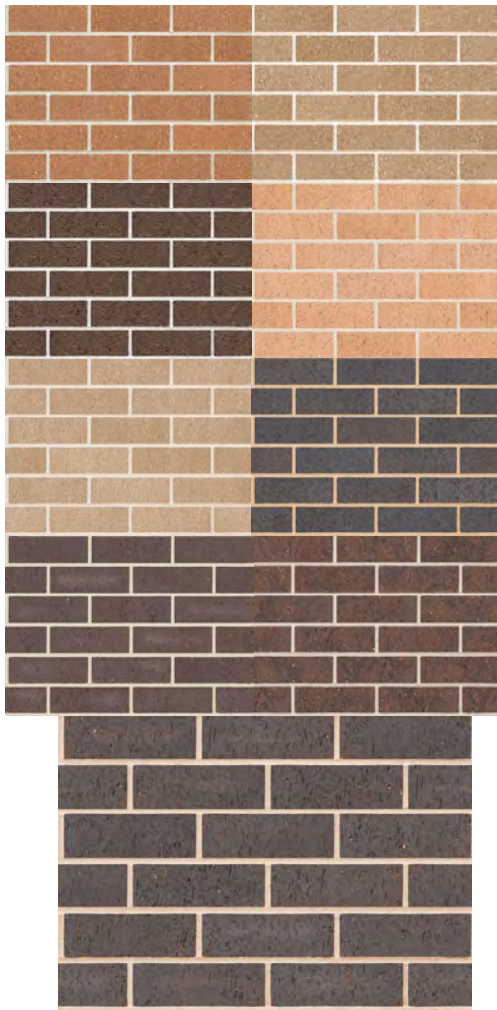
2 x external taps: 1 x rainwater tank and 1 potable connection

Rheem 26L Instantaneous Hot Water System mounted in a recess box including electrical connection

Aluminium mesh screen doors to sliding doors

2000L Rainwater tank and pump including electrical connection

(as per BASIX)



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EVERYTHING ELSE

FIXED SITE COSTS

Reinforced environmentally friendly plastic pod slab to engineering details
(subject to site conditions)

Fixed Piering and site costs including grading and levelling of site as per plans

Peg out survey and formwork check

Temporary construction fence and onsite chemical toilet

Sediment control barriers (as required)

Provide all weather access (as required)

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

Storm Water drains connected to legal discharge point

Sewer Drain Connected to legal discharge point

Water Connection including water tapping

Electrical metering to street mains

90 day maintenance period



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