

# Standard Inclusions

kitchen	
<b>Cooktop</b>	ILVE ILGP96X 900mm European stainless steel gas cooktop with cast iron trivets and wok burner (where natural gas available)
<b>Oven</b>	ILVE ILO990X 900mm European stainless steel multifunction oven with clock
<b>Rangehood</b>	ILVE IVG901X 900mm European stainless steel canopy rangehood, vented to external
<b>Dishwasher</b>	ILVE Dishwasher IVDSP5/1
<b>Microwave</b>	ILVE IV602BIM stainless steel microwave with trim kit
<b>Benchtops</b>	20mm pencil round edge Caesarstone benchtops with 20mm waterfall ends
<b>Splashback</b>	Ceramic tiled splashback
<b>Cabinetry</b>	Polytec Polyurethane cupboard doors and drawer fronts with soft close
<b>Water Point</b>	Tap to rear of refrigerator space
<b>Water Filter</b>	Inline water filter fitted under kitchen sink with the filtered water delivered directly through the kitchen sink mixer
<b>Pantry</b>	Four (4) x White melamine shelves 2,040mm high (nominal) Hume Lin 1 translucent glazed feature, internal hinged swing door to kitchen pantry in paint finish
<b>Bin</b>	Slide-out bin enclosure
<b>Handles</b>	Hettich handles to base cupboards
<b>Sink</b>	Double bowl undermount sink
<b>Tapware</b>	Caroma Saracom sink mixer in chrome finish
ensuite / bathroom / powder room	
<b>Free-Standing Bath</b>	Stylus Origin 1550 white free-standing bath with chrome waste and rubber plug as indicated on plan
<b>Cabinetry</b>	Fully laminated vanity units
<b>Benchtops</b>	20mm pencil round edge Caesarstone benchtops
<b>Vanity Basins</b>	Caroma Carboni II white vitreous china inset vanity basin with chrome waste and white plug to ensuite and bathroom (design specific)
<b>Mirror</b>	Polished edge mirror
<b>Handles</b>	Hettich handles
<b>Shower Screens</b>	2,000mm high framed shower enclosure in bright chrome finish and clear safety glass and a semi-framed pivot door to bathroom and ensuite
<b>Accessories</b>	Dorf Enix double towel rail
<b>Tapware</b>	Stylus Cadet chrome mixer tapware to basin, shower and bath with matching chrome bath outlet
<b>Toilet</b>	Stylus Venecia white vitreous china dual flush close coupled toilet suite with soft close seat (design specific)
<b>Exhaust Fans</b>	Exhaust Fan to ceiling space in ensuite and bathroom
<b>Floorwaste</b>	Chrome floor wastes throughout
doors	
<b>Front Door</b>	Hume Savoy 2,040mm x 820mm wide (nominal) front entry door, clear glazed in a paint finish
<b>Internal</b>	Hume flush panel hinged doors
<b>Sliding Doors</b>	Aluminium sliding doors where specified

*start living*

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door furniture	
<b>Front Door</b>	Delf Trilock leverset double cylinder deadlock to the front entry door in chrome finish
<b>Internal</b>	Delf leverset (Privacy sets to bathrooms, WC and all bedrooms)
flooring	
<b>Ceramic Tiles</b>	600 x 600mm ceramic floor tiles to main floor areas (entry, dining, family, kitchen, pantry, hallway & linen) (design specific)
<b>Carpet</b>	Builders range nylon carpet to all bedrooms, robes, home theatre & lounge. (design specific)
laundry	
<b>Laundry Tub</b>	800mm wide laundry base cupboard with laminated doors, end panels and laminated square edge benchtop with an ABS edge and matching kick boards and Radiant Vital 45L f/line SS drop in tub with F/mix to laundry (design specific)
<b>Exhaust Fan</b>	Exhaust fan to ceiling space in laundry
<b>Tapware</b>	Caroma Aqua sink mixer
<b>Splashback</b>	Tiled splashback to laundry tub
internal	
<b>Cornice</b>	90mm Cove cornice
<b>Gas Package</b>	Gas cooktop, HWS and heating point (where natural gas is available)
<b>Robes</b>	WIR to main where nominated and framed mirror sliding doors to bedroom robes
<b>Skirting</b>	Skirting board and architrave. HMR custom wood, half splayed
<b>Shelving</b>	White shelving to all robes, linen and pantry
foundation / frame	
<b>Slab</b>	Concrete slab structurally designed by qualified engineers
<b>Ceiling</b>	Ceiling height of 2.6m
<b>Frame</b>	Truecore Steel Frame
electrical	
<b>Air- Conditioning</b>	Ducted A/C System (single or 3 phase- estate specific)
<b>Lighting</b>	Downlights in hallway and living rooms. Oyster light fittings to remainder. 2 x Downlights to underside of overhead kitchen cupboards
<b>Alarm</b>	Alarm system with 4 PIR sensors, 1 LCD keypad, control panel & internal/external siren
<b>Powerpoints</b>	Throughout as detailed on electrical plan, external double waterproof power point to the alfresco
<b>USB GPO's</b>	Six (6) Iconic USB double power points: 2 in living rooms, 1 in kitchen and 1 in each bedroom
<b>Phone</b>	Six (6) Cat 6 Data points: 2 x 2 in living rooms, 1 in kitchen and 1 in main bedroom
<b>Ironing Centre</b>	Concealed ironing centre cupboard
<b>Television Point</b>	Three (3) x TV points: 1 in main bedroom, 1 in living and 1 in theatre
hot water system	
<b>Hot Water System</b>	Rheem Metro 26 instantaneous gas hot water unit (where natural gas is available)

*start living*

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paint	
<b>Internal Walls</b>	Taubmans low sheen 3 coat paint system
<b>Internal Woodwork</b>	Taubmans gloss paintwork 3 coat paint system
<b>Exterior</b>	Taubmans acrylic paintwork 3 coat paint system
external	
<b>Walls</b>	Face brickwork with Austral Bricks where indicated on plan
<b>Render</b>	2 coat Moroka finish to selected areas as indicated on plan
<b>Windows</b>	Aluminium windows throughout
<b>Flyscreens</b>	Flyscreens to openable windows excluding hinged and sliding doors
<b>Roof</b>	22.5 degree roof pitch included in all homes. Boral concrete contour roof tiles
<b>Fascia and Gutter</b>	Colorbond fascia and guttering. Downpipes 90mm Round PVC to match guttering
<b>Sarking</b>	Sarking to roof and external walls
<b>Garage Door</b>	Sectional Colorbond garage door, with two handsets, wall mounted button and additional remote control handset
<b>Ceramic Tiles</b>	450 x 450mm ceramic floor tiles to porch and alfresco
<b>Garden Taps</b>	One to front and one to rear
<b>Landscaping</b>	Turf to front and rear (to estate requirements)
<b>Driveway</b>	Driveway and Crossover/Colour sealed to estate requirements
<b>Fencing</b>	Colorbond fence (excluding mini orb) including side gate and blockoff
<b>TV Aerial</b>	Television aerial (Inc BOOSTER)
<b>Clotheslines</b>	Included
<b>Gas Connection</b>	Gas point to alfresco (where natural gas is available)