

INLCUSIONS

GRACE &
RICHNESS OF
DESIGN ARE
INCLUDED

RIVERSTONE ESSENCE

House and Land

KITCHEN FEATURES

- Oven – FISHER & PAYKEL OB60SC5CEX2 (600mm)
- Gas Cook Top - FISHER & PAYKEL CG905CNGX2 (900mm)
- Range Hood - FISHER & PAYKEL HS90X4 (900mm)
- Dishwasher - FISHER & PAYKEL DW60FC1X1 (600mm)
- Floor Tiles 600x600
- Kitchen Cupboards - Polytec two Combination colors
- Bench top - 40mm Luna White
- Splash Back Tiles - 300x600
- Kitchen Sink - Stainless Steel Double Bowl Square Sink with Goose Neck Mixer
- LED Strip Under Top Kitchen Cabinet

- Pendant lights over the Kitchen Island (subject to layout)

BATHROOM / ENSUITE FEATURES

- Full height Wall Tiles
- Wall hung Vanity to Bathroom With Plug & Waste
- Semi Frameless Shower Screens (Subject to Layout)
- Adjustable Hand Shower Rail with Mixer
- Bath Tub (Only if Shown on Marketing Plan. Size is Subject to Space & Is At Builders' Discretion)
- Vanity Mirrors
- Matt finish Floor Tiles 300x300

ELECTRICAL FEATURES

- Actron Ducted Air Conditioner
- Down Light Fittings
- Chandelier in the Living Area only
- TV Point in Living Area & Master Bedroom
- Telephone Point in Living Area & Master Bedroom
- Gas Points – Natural Gas will be Connected, If Available. If Not, Bottled Gas Will Be Provided
- Recessed Rinnai Instantaneous Hot Water System
- NBN Subject to availability

Disclaimer: The Bathla Group reserves the right to amend prices and specifications without prior notice or obligation. The inclusions are current at time of printing but subject to change depending on availability.

LAUNDRY FEATURES

- **Stainless Steel Single Laundry Tub with mixer**
- **Splashback Tiles to Laundry Tub Area and Skirting**
- **Matt finish Floor Tiles 300x300**

INTERNAL FEATURES

- **Flooring - Hybrid Flooring In Bedrooms, Steps & Hallway**
- **Floor tiles 600x600 to Living, Dining & Kitchen**
- **Framed Wardrobes**
- **Flush Internal Doors**
- **Locks on Aluminum Sliding Windows and Doors**

SECURITY & SAFETY FEATURES

- **Security Alarm**
- **Smoke Alarms**
- **Video Intercom System**

EXTERNAL FEATURES

- **Fold Down Clothes Line**
- **Letter Box**
- **Colored Concrete Driveway**
- **Turf Lawn**
- **Slim Line 1500L Rain Water Tank (Subject to Council Approval)**
- **ColorBond Fence 1.8m High (The height depends on the approval from the Council)**

Disclaimer: The Bathla Group reserves the right to amend prices and specifications without prior notice or obligation. The inclusions are current at time of printing but subject to change depending on availability.