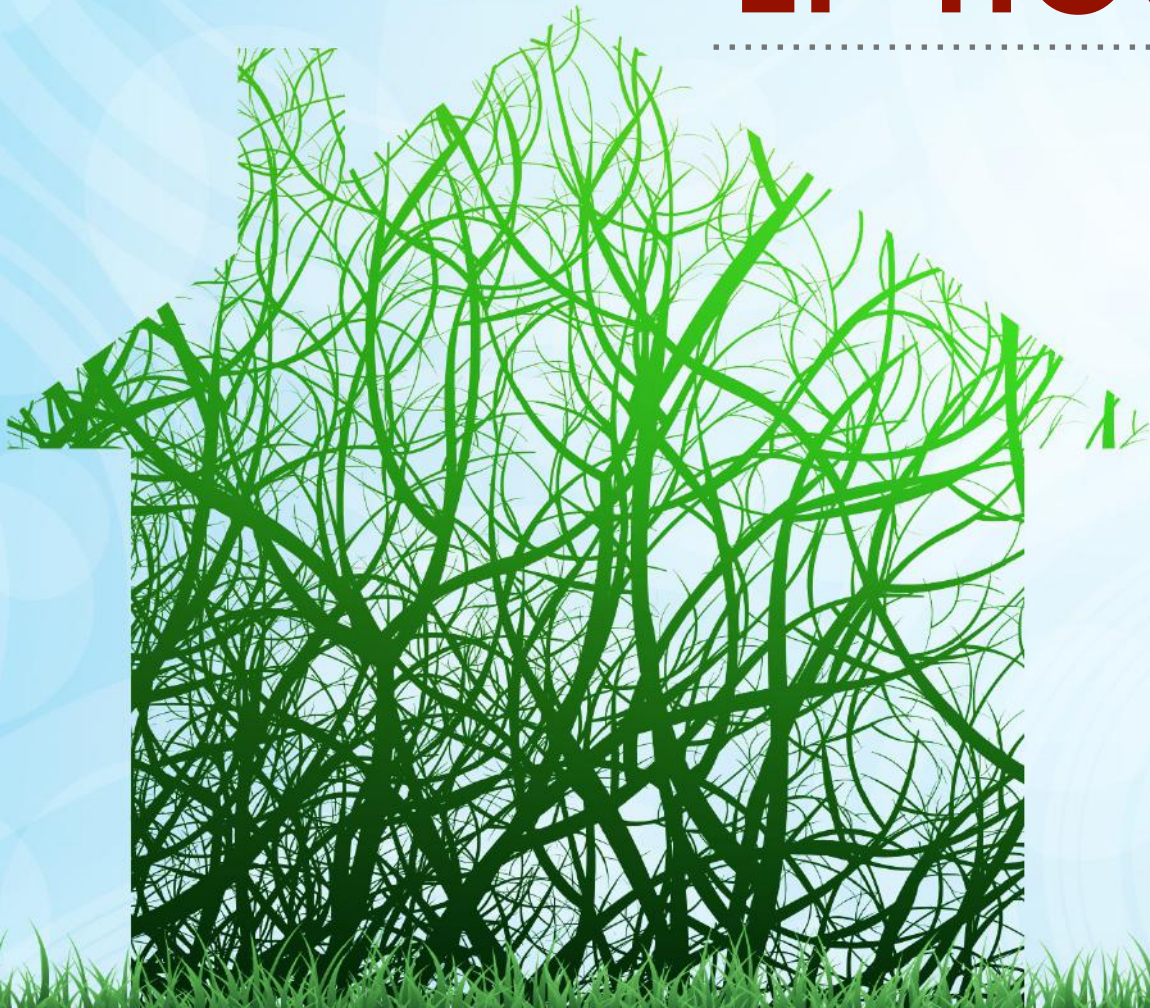


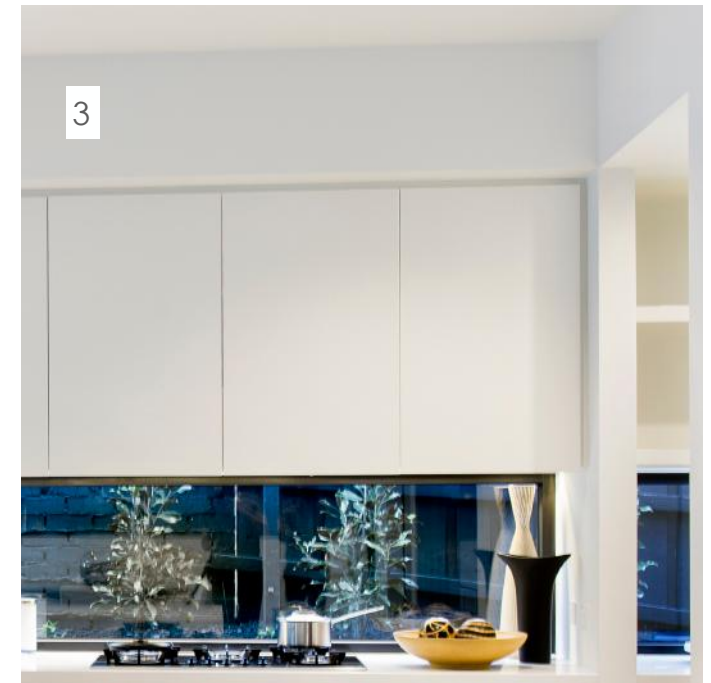
EP-HOUSE INCLUSIONS

E-Property Group Pty Ltd
V202004JF



EP-HOUSE INCLUSIONS: KITCHEN

1. Timber-look or white polyurethane semi-gloss finish **Door** cupboards and end panels with **Finger-pull** (handleless cabinets door) design
2. **BLUM®** soft-closing kitchen hardware system
3. **Bulkhead** between wall cabinet and ceiling



EP-HOUSE INCLUSIONS: KITCHEN

1. Glass Kitchen **Splashback** to underside of overhead cupboards
600mm high
2. 20mm/40mm stone **Bench-top** (pencil edge)
3. Up to **3 Pendant lights** over the Kitchen Island Bar as per design
4. Stainless steel 1.5 or 2 bowl for kitchen **Sink**
5. High quality kitchen **Sink Mixer**



EP-HOUSE INCLUSIONS: KITCHEN

1. KLEENMAID® 600mm/900mm stainless steel **Kitchen Appliances**
2. KLEENMAID® Stainless steel **Dishwasher**



EP-HOUSE INCLUSIONS: BATHROOM & ENSUITE & POWDER ROOM

1. **Full tiles** to ceiling of all bathrooms and ensuite
2. Freestanding 1500mm acrylic **Bath**
3. High quality **Bath mixer**
4. Semi-frameless **Shower Screen**



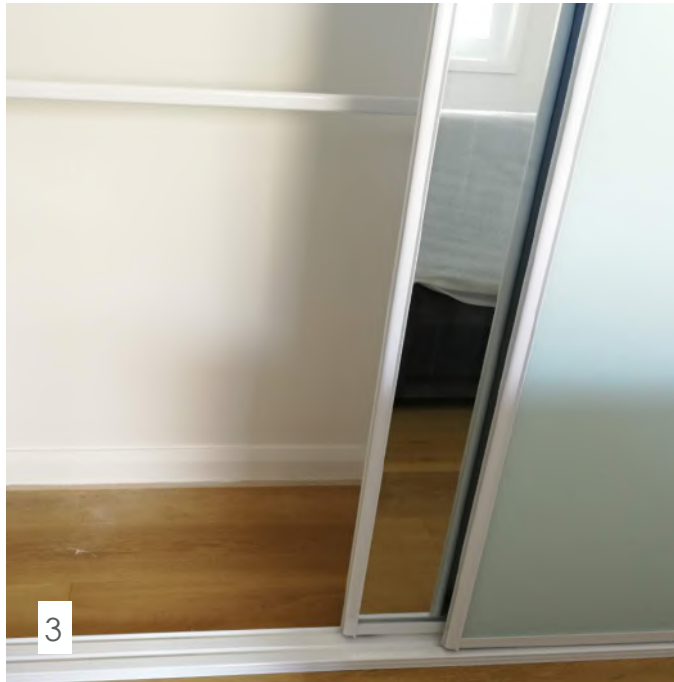
EP-HOUSE INCLUSIONS: BATHROOM & ENSUITE & POWDER ROOM

1. 3 in 1 **Bathroom Heater** with exhaust fan to all bathrooms and ensuite
2. Free standing Vanities
3. High quality Tap Mixers and Accessories



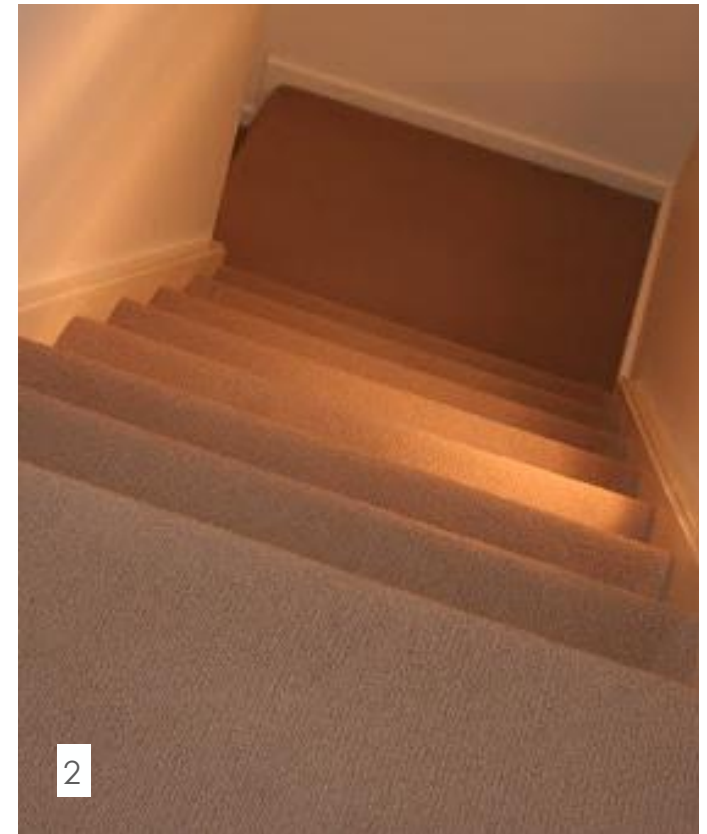
EP-HOUSE INCLUSIONS: LIVING

1. 2500mm/2700mm **Ceiling Height** for ground floor
2. Single/double glazing aluminium windows with **Fly Screen**
3. Aluminium sliding **Robe Doors** with mirror or frosted glass
4. **Roller Blinds** to windows and external sliding doors



EP-HOUSE INCLUSIONS: LIVING

1. PACO **Laminate Flooring** to Entry, Hallway, Family and Meals/Living area
2. High quality **Carpet** on the staircase and first floor and all bedrooms in ground floor
3. 67mm pencil round **Skirting and Architrave**
4. Provide **Feature Wall** colour to One Room wall



EP-HOUSE INCLUSIONS: LIGHTS & ELECTRICAL

1. One **LED Oyster light** per room
2. One **Modern Light** to be located as per design
3. **10 LED Down Lights** to Living Area only
4. Two Façade deco lights or twin **Garage Sensor Lights**
5. One waterproof **External Power Point** to be nominated on the Electrical Plan



2



4



5

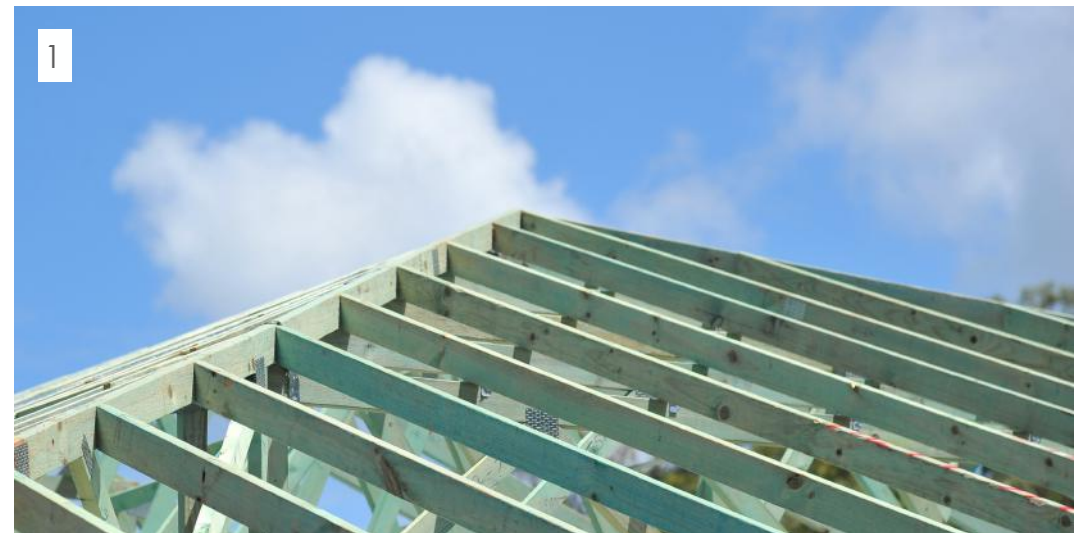
EP-HOUSE INCLUSIONS: EXTERNAL

1. **COLORBOND®** panel lift garage door with 2 remote controllers
2. **COLORBOND®** metal fence, fascia and gutter
3. Medium Density Roof **Sarking**
4. Reinforced plain concrete cross over **Driveway**
5. Free standing **Mail Box**
6. Folding frame **Clothesline**



EP-HOUSE INCLUSIONS: EXTERNAL

1. H2 treated pine **Timber Framing**
2. PGH™ **Brick Walls**
3. Monier™ Elabana concrete **Tiled Roof**



EP-HOUSE INCLUSIONS: EXTERNAL

1. Engineered and certified lightweight steel structure (G550, 0.95mm for bearing wall, 0.75mm for non-bearing wall) for **Steel Frames** and trusses
2. 75mm Hebel® PowerPanel / Walsc® AAC **Wall** Systems painted Finish
3. COLORBOND® metal **Roof**



EP-HOUSE INCLUSIONS: UTILITIES & SERVICES

1. **Ducted Air Conditioning** with 2 Zone and 1 Controller
2. One **External gas bayonet** subject to availability of gas
3. 24L instantaneous **Gas Hot Water System** subject to availability of gas
4. Above ground 2000 litre **Rainwater Tank** as BASIX requirements
5. **Termite** treatment and certificate
6. **Construction Certificate** and All Inspection Fees
7. Final **OC** (occupational certificate)

COMMON PRICE
WITH UNCOMMON
INCLUSION

EACH house

achieves a **DREAM**

E-Property Group Pty Ltd

一个建筑实现一个**梦想**

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