



Inclusions list: Lot 162 and Lot 163 Davidson Circuit, Park Ridge, CARVERS REACH ESTATE

- Fixed price turnkey package
- 2700 ceiling height
- Upgraded floor coverings through out
- Pin code / fingerprint access to front door
- Rectified edge tiles to all tiled areas
- Exposed aggregate driveway and path
- Colourbond roof
- Stone to kitchen, bathroom, ensuite and laundry
- Render to front façade
- 100mm cornice to all rooms
- Council building and water application fees
- NBN ready or Opticomm ready (depending on area requirement)
- Stainless steel European appliances and slide out range hood
- Window coverings (Roller blinds throughout)
- Soft close draws and cupboards and toilet lids
- Mirrored sliding robes doors
- Landscaping and fencing
- Free standing bath
- Brick and rendered letterbox
- LED Down lights white through out
- LED lighting to overhead cupboard in kitchen
- External up down lights and security sensor lighting
- LED down lights to garage with sensor operation to roller door
- 1 x Ceiling fan per bedroom, Study, living area (3 Blade upgraded Tempest white)
- double GPO's and single GPO's as per plan
- TV points (Free to Air and Pay TV)
- Phone and data point (as per NBN standard)
- Hard-wired smoke alarms
- UHF/Digital antenna as required
- Wired for music speakers to lounge/kitchen/alfresco, operational from any smart device / mobile phone
- Security alarm system
- Colour voice video intercom system
- Ducted Air conditioning with 6 zones
- WiFi access points (front and back of house)
- Selected power points and switches (Power Mesh) wired to be operational from any smart device / mobile phone