

Inclusions

Hervey Bay, NSW - Dual Edition

General, Siteworks and Foundations

Standard Council building application fees and certification
Wind Rating Classification to engineer requirements
Soil Classification and Contour Survey
Engineer designed slab (up to H2 Soil Classification), frame and roof structure
Home Warranty Insurance

Services

Single phase underground power and water connection from consumer connection point to setback up to 6m
Water, Sewerage and Stormwater service connections to a standard setback up to 6m
1 x Gas HWS Services connection point, bottles supplied by owner. Bottles applicable if gas main provisions not connected to lot

Termite Protection

Termite control system to AS 3660.1

Hot Water System

24L gas instantaneous hot water system

Garage

Sectional overhead automatic garage door with 2 x remote controls

Toilets

Dual flush toilet suite
Chrome toilet roll holder

External Finishes

Smooth finish render (or as per covenant)
Feature Cladding as per plan

Roof

Sheet metal roof
60 mm Anticon blanket to entire roof
Metal Fascia and Gutter

Windows

Powder coated aluminium windows and sliding doors with locks
Clear glazing throughout dwelling, WC, Ensuite and Main Bathroom to have obscure glass
Diamond Grill security screens to all openable aluminium windows.
All Clear Glass windows to have roller blackout) blinds

Framing

Engineered T2 treated pine frame and roof trusses to comply with AS1684.2
R1.0 Foil Sarking to external walls
2550 Ceiling Height

Flooring

450mm x 450mm ceramic tiles to wet areas, kitchen, dining, living, laundry, porch and alfresco as per plan
Wet area waterproofing to AS3740 - 2010
Carpet to bedrooms, robes, media and hallways as per plan
Garage to be steel trowel finished grey concrete as per plan

Inclusions

Hervey Bay, NSW - Dual Edition

Kitchen

20mm Techni Stone benchtop builders range
Laminate Kitchen Cabinetry including
overhead cupboards to 2100mm high
MDF painted bulkhead to ceiling above
overhead cabinets
Kitchen splash tiling to underside of overhead
cupboards
600mm Stainless Steel Oven
600mm Gas Cooktop - main dwelling
2 burner Cooktop - secondary dwelling
600mm Rangehood
600mm Stainless Steel Dishwasher
Stainless Steel Sink
Chrome tapware and accessories

Doors & Robes

Paint grade glazed front entry door
Weatherproof Timber 1/3 Glass door to
back of garage/laundry if applicable
2100mm flush panel internal doors
Lockwood element door hardware
Built in robes with vinyl sliding door, shelf
and hanging rail
Linen cupboard with vinyl sliding doors if
applicable and 4 melamine shelves

Laundry

Freestanding upright cabinet
Splash back tiling to laundry tub

Landscaping

Builders Landscape Package to meet estate
and covenant requirements

Painting

Dulux Internal - 3 coat wall paint system
with builders white to ceiling
Dulux Exterior 2 coat system to walls and
soffits

Bathroom/Ensuite

20mm Tech Stone benchtops builders range
Laminate vanity unit with drop in basin
Chrome tap fittings and accessories
Semi-Frameless Glass Shower Screen
1525 Acrylic bath to main bathroom
Frameless Mirror over vanity unit

Electrical

1 x Double power point to each room but
excluding toilet
2 x Double power point to main bedroom
2 x Double power point with USB to kitchen and
in study (if applicable)
1 x Antenna and datapoint
2 x phone and TV points
LED downlights
1200mm fluro with diffuser to garage
1x split system AC unit to master bedroom,
2.5kw capacity
1x split system AC unit to main living area, 6.5
kw capacity
1 x external double GPO to alfresco
Ceiling fans to living, media, alfresco and all
bedrooms

Other

68mm finger jointed pre-primed pine
skirting and 42mm architrave
Square set to wall/ceiling junction
throughout dwelling

External

Exposed aggregate to driveway
450mm x 450mm tiles to porch and
alfresco
Gas point and double GPO to alfresco
1800 timber pailing fence
Wall-mounted clothesline
Letterbox to match facade