



*Elegant Selection*



## SERVICES & SITE COSTS

- Standard site costs
- BASIX Certificate
- Home Warranty Insurance (HBCF) policy
- Long service levy fees
- Architecture plans
- Engineering plans
- Contour survey
- Complying Development Certificate (CDC) fee and inspection
- Sydney water standard approval fees
- Standard gas connection fees
- Excavation and levelling the site on SLAB area only
- Insulation and rainwater tank according to BASIX certificate
- Provide temporary toilet and fencing
- Provide water connection to near side
- Provide concrete pump for slab pour
- Internal drainage and sedimentary fence
- Provide Telstra underground cabling
- Sewer and external stormwater connection to an existing junction
- Full scaffolding and fall protection as required by local work safety authorities to two storey section of homes only

## SECURITY FEATURES

- Construction risk insurance
- 90 days maintenance period
- 6 years structural guarantee
- Internal alarm system
- Video intercom
- Hard-wired smoke detectors with back up battery
- Privacy locks to ensuite, bathroom and master bedroom
- Deadlocks to all external doors, hallway doors & internal garage doors
- Earth leakage safety switch protecting all powerpoint

## INTERNAL INCLUSIONS

- Standard architraves and skirtings
- 90mm cove cornices
- 2600mm ground floor ceiling height
- 2500mm upper floor ceiling height
- 30 LED downlights for single storey & 45 LED downlights for double storey design
- All internal and external painting choice from Dulux
- 3 coats on walls and timberwork
- 2 coats on ceiling and eaves
- Paint finish to external cladding and downpipes
- Linen cupboard (subject to design)
- Standard shelving wardrobes in bedrooms
- Fully ducted reverse cycle air-conditioning system
- Aluminium frame with fly mesh
- Huge selected range of entry and internal doors
- Powdercoated sliding doors with key locks
- Door stops and catches throughout

## FLOORING INCLUSIONS

- 600mm X 600mm porcelain tiles for the main floor area
- Slip resistant tiles for the outdoor area (porch, alfresco, balcony)
- 300mm x 300mm floor tiles for the bathroom
- Carpet in bedrooms, study/media rooms (if applicable)
- Ceramic floor tiles to all wet areas

## ELECTRICAL & SERVICES

- Single-phase power connection to an existing connection
- 2 X Television point in your preferred position
- 2 X double powerpoints to each bedroom
- Standard power point in family rooms and kitchen
- Slimline Clipsal double powerpoint & switch's throughout
- National Broadband Network (NBN) provision
- Gas package including cook top, hot water and gas heating point



## KITCHEN FEATURES

- Stainless steel bowl sink
- Sink mixer tapware in chrome
- Glass splashback
- 40mm stone benchtop selection from builders' standard range
- Polyurethane kitchen cabinets with soft close door
- Soft close metal drawer
- Bevel edged handles
- Appliances from Westinghouse or similar brand
- 900mm stainless steel cooktop
- 900mm canopy/ slideout rangehood
- 900mm electric fan-forced oven
- Microwave and dishwasher space with service connection

## BATHROOM FEATURES

- Free standing bathtub with overflow/ no overflow and chrome waste (subject to design)
- Aluminium framed shower screen with safety glass
- Hand held dual function shower head & rail to all showers
- Moulded top vanity with bevel edged mirror
- Standard range tapware in chrome finish
- Soft close toilet suites with white ceramic
- Chrome 900mm wide double towel rails in bathroom and ensuite
- IXL 3 in 1 bathroom heat vent light in bathroom and ensuite
- Exhaust fan to ground floor for double storey design only

## BATHROOM TILES

- Ceramic wall & floor tiles in a range of colors
- Ceramic wall tiling of 2000mm in shower
- 400mm of wall tiling over bath
- One row of skirting tiles remainder

## LAUNDRY FEATURES

- 45 litre stainless steel mixer laundry tub with metal cabinet
- Chrome flick mixer and washing machine taps
- One row of skirting tile & two row of splashback tiles over the laundry tub
- Glazed panel to external laundry door
- Waterproofing to laundry floor

## STAIRCASE

Painted timber staircase with stainless steel balusters and MDF treads and risers with carpet finish applicable for double storey only.

## EXTERNAL INCLUSIONS

- Treated timber frame including timber beams and steel beams
- M class concrete slab for moderately reactive soil condition but allow upto H1 class if required
- Six years structural guarantee
- Brick veneer construction
- Brick from Austral Builder Range
- Brick ACID cleaning
- Concrete roof tiling from Monier
- Termite protection to pipe penetrations and perimeter cavity
- Pest treatment with 10 years suppliers' warranty
- Colourbond guttering, fascia and round PVC downpipes
- Front and rear garden taps
- Concrete to the outdoor leisure room incorporated with main house slab and under the main roof
- ROUGH in all hot and cold water lines of PVC
- Coloured concrete driveway
- Auto garage door opener, transmitter unit and wall switch
- Sectional overhead colourbond garage door