

INLCUSIONS

REMARKABLY STYLISH
AND PRECIOUSNESS
ARE INCLUDED

PLATINUM ESSENCE

74 - 78 HAMBLEDON, THE PONDS
STAGE 2

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 – Two Color combination Polytec Finsih
- 40 mm Stone Benchtop
- Splash Back Tiles 300 x 600
- Kitchen Sink - Stainless Steel Double Bowl Square Sink with Goose Neck Mixer
- Pendant lights over the Kitchen Island (Subject to layout)

BATHROOM/ ENSUITE FEATURES

- Full Height tiles to bathroom walls 300 x 600
- Wall hung Vanity to Bathroom
- Semi Frameless Shower Screens (Subject to Layout)
- Adjustable Hand Shower Rail with Mixer
- Free standing Bath Tub (Only if Shown on Marketing Plan. Size is Subject to Space & Is At Builders' Discretion)
- Chrome Finish Mixer Tapware to Vanity Basin, Bath and Shower (WELSH approved)
- Chrome Finish Toilet Roll Holder and Towel Rail
- Back to Wall Toilet Suite
- Pencil Edge Vanity Mirrors
- Matt finish Floor Tiles 300x300
- Floor Waste & Plug
- 3 in 1 Heatlights only in Upstairs Bathroom/ Light/ Exhaust

LAUNDRY FEATURES

- Drop in Stainless Steel Single Sink with 20mm Luna White Benchtop & Bottom Cabinet
- Splashback Tiles to Laundry Tub Area and Skirting
- Matt finish Floor Tiles 300x300

GARAGE FEATURES

- Panel lift Garage door with two remote control door handsets
- light fitting
- Double Power point

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.

INTERNAL FEATURES

- Flooring - Hybrid Flooring In Bedrooms, Steps & Hallway (Color Selection by Builder, Subject to Stock Availability)
- Floor tiles 600x600 to Living, Dining and Kitchen
- Semi Frameless Wardrobes - Mirror & Opaque Glass with 2 hangers, 3 drawers & 3 shelves (Subject to Layout)
- Humes Flush Internal Doors
- Locks on Aluminum Sliding Windows and Doors

ELECTRICAL FEATURES

- Actron Air Reverse Cycle Ducted Air Conditioning 10KW
- Down Light throughout
- TV Outlet to 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 26L Instantaneous Hot Water System Rated as 6 Stars
- Power Points
- NBN Subject to availability

SECURITY & SAFETY FEATURES

- Security Alarm
- Smoke Alarms
- Video Intercom System

EXTERNAL FEATURES

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

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