



LETSWORK 217S DESIGN STANDARD FACADE

6
 3
 2
 450sqm
 217sqm

Lot 121, 66 Jarvis St
Thirlmere NSW 2572

Range from

\$398,750-\$448,750

- ✓ 2.5-2.6 Ceiling Height
- ✓ 450 mm Tiles to Entry, Kitchen, Living & Dining
- ✓ 2 x Split Air Conditioning
- ✓ 12 Downlights
- ✓ Two Garage Remotes
- ✓ 20 mm Benchtop
- ✓ Chrome mixer Tapware
- ✓ Two-tone Cabinetry
- ✓ Semi-frameless Shower screen

Priced from

Garage 32.89sqm

Porch 3.34sqm

Size Ground Floor 216.54sqm

**Total Area 23
sa (217sam)**



A modern living room with a blue sofa, a white shelving unit, and a patterned rug. The room is decorated with various items like books, plants, and decorative objects. The lighting is warm and ambient.

LETSWORK™

INCLUSIONS

GUIDE



INCLUSIONS

LIVING ROOM

BASIC

STANDARD

PREMIUM

2.4m ceilings	<input type="checkbox"/>	2.5m - 2.6 ceilings	<input type="checkbox"/>	2.7m ceilings	<input type="checkbox"/>
Carpet to bedrooms	<input type="checkbox"/>	Carpet to bedrooms	<input type="checkbox"/>	Tiles or Laminate Timber to bedrooms	<input type="checkbox"/>
Carpet to hallway	<input type="checkbox"/>	450mm tiles to hallway	<input type="checkbox"/>	600mm tiles to hallway	<input type="checkbox"/>
450mm tiles to entry, kitchen	<input type="checkbox"/>	450mm tiles to entry, kitchen	<input type="checkbox"/>	600mm tiles to entry, kitchen	<input type="checkbox"/>
450mm tiles to living, dining	<input type="checkbox"/>	450mm tiles to living, dining	<input type="checkbox"/>	600mm tiles to living, dining	<input type="checkbox"/>
Two coat internal paint	<input type="checkbox"/>	Three coat internal paint	<input type="checkbox"/>	Three coat internal paint	<input type="checkbox"/>
1x split system air conditioning	<input type="checkbox"/>	1or 2 split system air conditioning	<input type="checkbox"/>	Ducted air conditioning	<input type="checkbox"/>
Four melamine shelves linen	<input type="checkbox"/>	Four melamine shelves linen	<input type="checkbox"/>	Four melamine shelves linen	<input type="checkbox"/>
Four melamine shelves WIP	<input type="checkbox"/>	Four melamine shelves WIP	<input type="checkbox"/>	Four melamine shelves WIP	<input type="checkbox"/>
Mirrored sliding doors to BIR	<input type="checkbox"/>	Mirrored sliding doors to BIR	<input type="checkbox"/>	Mirrored sliding doors to BIR	<input type="checkbox"/>
One melamine shelf, hang-rail BIR	<input type="checkbox"/>	One melamine shelf, hang-rail BIR	<input type="checkbox"/>	One melamine shelf, hang-rail BIR	<input type="checkbox"/>
Normal light fixtures to bedrooms	<input type="checkbox"/>	Oyster light fixtures to bedrooms	<input type="checkbox"/>	Two downlights to bedroom	<input type="checkbox"/>
8 downlights		12 downlights	<input type="checkbox"/>	24 downlights	<input type="checkbox"/>

INCLUSIONS

EXTERNAL

BASIC

STANDARD

PREMIUM

Site costs up to 500mm	<input type="checkbox"/>	Site costs up to 750mm	<input type="checkbox"/>	Site costs up to 1000mm	<input type="checkbox"/>
M or H class slab included	<input type="checkbox"/>	M or H class slab included	<input type="checkbox"/>	M or H class slab included	<input type="checkbox"/>
Roller garage door, one remote	<input type="checkbox"/>	Two garage door remotes	<input type="checkbox"/>	Two garage door remotes	<input type="checkbox"/>
Natural Colour driveway	<input type="checkbox"/>	Colour-on driveway	<input type="checkbox"/>	Colour-through driveway	<input type="checkbox"/>
Brushed concrete to portico	<input type="checkbox"/>	Builder's range tiles to portico	<input type="checkbox"/>	Builder's range tiles to portico	<input type="checkbox"/>
Brushed concrete to alfresco (if inc.)	<input type="checkbox"/>	Brushed concrete to alfresco (if inc.)	<input type="checkbox"/>	Builder's range tiles to alfresco	<input type="checkbox"/>
Fly screens Excluded	<input type="checkbox"/>	Fly screens Excluded	<input type="checkbox"/>	Fly screens to living sliding door only	<input type="checkbox"/>
Builder's range roof tiles or colourbond	<input type="checkbox"/>	Builder's range roof tiles or colourbond	<input type="checkbox"/>	Builder's range roof tiles or colourbond	<input type="checkbox"/>
Colorbond Panel-lift door	<input type="checkbox"/>	Colorbond Panel-lift door	<input type="checkbox"/>	Colorbond Panel-lift door	<input type="checkbox"/>
Colorbond roof included option	<input type="checkbox"/>	Colorbond roof included option	<input type="checkbox"/>	Colorbond roof included option	<input type="checkbox"/>

INCLUSIONS

KITCHEN

BASIC

STANDARD

PREMIUM

Laminate bench top	<input type="checkbox"/>	20mm bench top	<input type="checkbox"/>	40mm bench top	<input type="checkbox"/>
600mm appliances	<input type="checkbox"/>	600mm appliances	<input type="checkbox"/>	900mm appliances	<input type="checkbox"/>
Recycled ducted range-hood	<input type="checkbox"/>	Recycled ducted range-hood	<input type="checkbox"/>	Externally ducted range-hood	<input type="checkbox"/>
Dishwasher provision	<input type="checkbox"/>	Dishwasher provision	<input type="checkbox"/>	Dishwasher included	<input type="checkbox"/>
Standard drawer and door mechanism	<input type="checkbox"/>	Standard drawer and door mechanism	<input type="checkbox"/>	Soft-close drawers and doors	<input type="checkbox"/>
Standard tap-ware	<input type="checkbox"/>	Chrome mixer tap-ware	<input type="checkbox"/>	Chrome mixer tap-ware	<input type="checkbox"/>
Single tone cabinetry	<input type="checkbox"/>	Two tone cabinetry	<input type="checkbox"/>	Two tone cabinetry	<input type="checkbox"/>
No Cutlery tray	<input type="checkbox"/>	Cutlery tray	<input type="checkbox"/>	Cutlery tray	<input type="checkbox"/>
No Three light points above island	<input type="checkbox"/>	No Three light points above island	<input type="checkbox"/>	Three light points above island, hang from the bulkhead	<input type="checkbox"/>

INCLUSIONS

BATHROOM

BASIC

STANDARD

PREMIUM

Laminate bench top	<input type="checkbox"/>	20mm bench top	<input type="checkbox"/>	20mm bench top	<input type="checkbox"/>
Standard tiled-in bath to wet areas	<input type="checkbox"/>	Standard tiled-in bath to wet areas	<input type="checkbox"/>	Standard tiled-in bath, floor to ceiling	<input type="checkbox"/>
Aluminium framed shower screen	<input type="checkbox"/>	Semi-frameless shower screen	<input type="checkbox"/>	Freestanding bath option	<input type="checkbox"/>
Framed mirror	<input type="checkbox"/>	Frameless mirror	<input type="checkbox"/>	Semi-frameless shower screen	<input type="checkbox"/>
Standard drawer and door mechanism	<input type="checkbox"/>	Standard drawer and door mechanism	<input type="checkbox"/>	Soft-close drawers and doors	<input type="checkbox"/>
Standard tap-ware	<input type="checkbox"/>	Chrome mixer tap-ware	<input type="checkbox"/>	Chrome mixer tap-ware	<input type="checkbox"/>
Single tone cabinetry	<input type="checkbox"/>	Builder's range cabinetry	<input type="checkbox"/>	Builder's range cabinetry	<input type="checkbox"/>
Heat/light/exhaust unit	<input type="checkbox"/>	Heat/light/exhaust unit	<input type="checkbox"/>	Heat/light/exhaust unit	<input type="checkbox"/>
Standard tile heights to walls	<input type="checkbox"/>	Standard tile heights to walls	<input type="checkbox"/>	Full-height tiles to walls	<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>	Square set in lieu of cornice	<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>	Frameless mirror	<input type="checkbox"/>