



# **TURNKEY INCLUSIONS**

# Enjoy quality inclusions at no extra cost thanks to our long standing relationship with some of Australia's leading suppliers.

## GENERAL

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- Member of MBA & HIA
- Home owners warranty insurance
- Structural guarantee
- 7-Star energy report
- Plans & specifications
- Engineering & building permit

## SITE WORKS

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- 'H1' waffle pod concrete slab
- Excavation – up to 300mm of fall
- Termite treatment (part a & b)
- Crushed rock access drive

## CONNECTIONS

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- Stormwater to legal point of discharge
- Sewer to tie point
- Water to dry tapping point
- Power to existing pit

## FRAMING

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- Prefabricated 900mm pine wall frames
- Prefabricated pine roof trusses
- Noggins to bathroom & WC for future handrails

## CEILING HEIGHT

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- 2590mm high ceilings

## EXTERNAL PLUMBING

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- Concealed underground plumbing
- Metal fascia, gutters & downpipes

## BRICKWORK

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- Clay bricks from builders standard range

## ROOFING

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- Metal roofing

## WINDOWS

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- Aluminium windows to meet 7 star energy rating
- Locks to all openable windows
- Flyscreens to all openable windows

## WINDOW COVERINGS

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- Blockout roller blinds throughout (excluding front entry sidelight where applicable)

## INSULATION

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- R2.5 Batts to external walls & garage internal walls (excluding garage external walls)
- R6.0 Batts to ceiling (excluding garage, porch & alfresco where applicable)

## HOT WATER SERVICE

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- 280 Litre heat pump

## HEATING & COOLING

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- Wall panel heater to all bedrooms and second living room (excluding Bedroom 1)
- 5.0kW split system to family/meals
- 2.5kW split system to Bedroom 1

## PLASTERWORK

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- 75mm cove cornice throughout (excluding porch and alfresco. Design specific)

## ARCHITRAVES & SKIRTINGS

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- 67mm MDF

## CUPBOARDS

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- Robes with melamine shelf & hanging rail
- Linen cupboard with 4x melamine shelves
- Broom cupboard with 1x melamine shelf (design specific)
- Coat cupboard with 1x melamine shelf & hanging rail (house specific)

## DOORS

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- Front entry door with feature clear glazed panels
- Double-glazed sliding doors including flydoors with fiberglass mesh
- 2040mm high flush panel internal doors
- Vinyl sliding doors to robes

## DOOR FURNITURE

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- Chrome tri-lock entrance set to front entry door
- Chrome entrance set and deadbolt to garage internal hinged door
- Chrome entrance set to garage external hinged door
- Chrome passage set to internal doors
- Weatherstrip seal to front entry door and brush seal to garage internal hinged door

## FLOORING

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- Ceramic floor tiles from builders standard range to ensuite, bathroom, WC & laundry
- Ceramic wall tiles from builders standard range to kitchen, laundry, bathroom & ensuite (where required)
- Timber laminate from builders standard range to entry (through to kitchen), kitchen, meals, family/living & rear passage
- Carpet from builders standard range to all bedrooms (including robes, where applicable)

## PAINT

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- Low sheen to external garage hinged door (2 coats)
- Gloss to front entry door (2 coats)
- Low sheen to internal walls and ceiling (2 coats)
- Gloss to skirting, architraves & internal doors (2 coats)

## ELECTRICAL

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- Three phase power
- Double power points throughout
- LED downlights throughout (excluding garage)
- External flood lights (design specific)
- TV point to family, Bedroom 1 & living (where applicable)
- TV antenna
- Telephone point to kitchen & Bedroom 1
- Exhaust fans including external venting
- Safety switch to meter box (residual current device)
- Smoke detectors (direct wire with battery backup)
- 3.5kW solar pack
- Electric vehicle charging point

## KITCHEN

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- Stone (mineral surface) benchtops with 20mm square edge
- Pantry with 4x melamine shelves
- 900mm multifunction electric oven (black with stainless steel handle)
- 900mm induction cooktop (black)
- 900mm canopy rangehood (stainless steel, including external venting)
- Dishwasher
- Double bowl sink with drainer (design specific)
- Chrome gooseneck mixer tap
- Soft close cupboards and drawers

## BATHROOM & ENSUITE

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- Polished edge mirror to width of vanity
- Stone (mineral surface) benchtops with 20mm square edge
- Square basin (inset or semi-recessed where applicable)
- Toilet suites
- Free standing back to corner bath
- Raised tiled shower base & chrome semi-framed pivot screen 1x
- Flush tiled shower base & chrome semi-framed pivot screen without track 1x
- Chrome basin/bath/shower mixers
- Chrome shower rail with soap dish
- Chrome double towel rails
- Chrome toilet roll holders
- Chrome towel ring (where applicable)

## LAUNDRY

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- Stainless steel trough & white acrylic cabinet (design specific)
- Hot & cold washing machine connections
- Chrome mixer tap (design specific)

## GARAGE

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- Zero-threshold (no stepdown to garage)
- Sectional garage door
- 870mm wide internal hinged access door
- Solid core external hinged door (design specific)
- Motor to garage door (including 2x handsets & 1x wall transmitter)

## LANDSCAPING

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- Native plants and turf to front yard
- Irrigation system to front yard
- Top soil and seed to rear yard
- Compacted toppings (where applicable)

## FENCING

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- Timber paling fence including wing fence & gate

## PAVING

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- Exposed aggregate concrete driveway, porch & alfresco (design specific)

## LETTERBOX & CLOTHES LINE

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- Rendered letterbox (including stainless steel numbers)
- Fold out clothesline to rear yard