

Luxury Inclusions

SITE ALLOWANCES

Up to 6m setback to house and 300mm fall across building area
Stormwater and sewer connection within a 700m² building allotment

Telephone run-in

Electricity and telephone consumer account opening fees are by owner upon completion.

FOUNDATION & FRAMING

Engineer designed concrete slab "M" class soil classification. Soil removal will be quoted by the builder after soil test is taken.

Excludes excavation of rock.

Termite treated pine framing

6 year structural guarantee.

EXTERNAL

Clay bricks with natural mortar (Builders range)

Colorbond or tiled roof

Colorbond fascia, gutter, downpipes

Aluminium powdercoated sliding windows with window locks (some designs include timber feature windows to the front façade)

Brick infills over windows & doors & garage door

Natural concrete is included to all verandahs, porches & alfrescos shown on all plans

Flyscreens throughout

Flydoors to external sliding doors with security grilles

2 x garden taps

6 STAR ENERGY RATING & INSULATION

Ceiling & wall insulation will comply with 6 star energy rating. Alterations will be made accordingly once siting & orientation has been determined.

Walls R1.5 Ceilings R3.0

Sarking to roof

2000 litre water tank connected to WC's.

INTERNAL

2550mm ceilings (8'6") throughout

55mm plaster cove cornice

67mm MDF beveled edge skirts & architraves

Feature front door (product specific)

4 panel or flush panel internal doors

Gainsborough trilock to front entry door

Gainsborough Terrace to external doors

Gainsborough lever handles to internal doors

3 coats paint, 1 color to ceiling, 1 to walls, 1 to trims/doors

SHELVING TO LINEN & ROBES

1 melamine shelf and 1 nest shelves to all robes

4 melamine shelves to linen

4 melamine shelves to pantry

Broom cupboard also built into every linen

LAUNDRY

Stainless steel inset laundry sink and flikmixer built into an 800mm joiner built cabinet

HEATING & HOT WATER

Ducted heating throughout (habitable rooms only)

Rinnai Infinity Instant Hot Water system (the hot water never runs out!)

ENSUITE & BATHROOM

Joiner built vanities with Posh Solus china basin

Polymarble shower base, white or ivory (size differs per plan)

Semi-frameless shower screen (chrome ivory or white)

Polished edged mirrors

Caroma Profile 4 close coupled china toilet suites

Posh Kensington bath 495mm deep (that's extra deep!)

Chrome flikmixer tapware to vanities, shower & bath

Chrome double towel rails & chrome toilet roll holders

Posh Solus vanity basins

KITCHEN

Westinghouse DSK900s upright cooker with electric oven & gas cooktop

Westinghouse 900mm stainless steel canopy rangehood

Square edge laminated cabinetry

Laminate postformed edge or pencil edge benchtops

1 set of cutlery drawers

1 set of pot drawers

Overhead cupboards as drawn on each plan

Westinghouse SB908 dishwasher, installed

1 3/4 bowl Posh Solus stainless steel kitchen sink with flikmixer

FLOOR COVERINGS

Ceramic tiles to entry, kitchen, meals, wet rooms & other areas as noted on specific floorplans. Tiles larger than 450 x 450 and/or porcelain tiles will incur a surcharge.

Carpet to remaining areas

DOUBLE GARAGE

4.8m roller door with remote control unit

ELECTRICAL

RCD safety switch with circuit breaker

Hardwired smoke detectors

Batten lights to each room

External batten light to each external door

Ample double powerpoints (see electrical plans)

Exhaust fan to each bathroom/ensuite

2 TV points

1 telephone point

