

2015 DESIGNER INCLUSIONS

GENERAL

- Fixed price Building Contract for peace of mind
- All site costs included
- Brick veneer and/or cladding treatments including lightweight, matrix and linear board
- Colorbond roof with 25 degree pitch
- Termite protection to suit site conditions as per Australian Standards
- Engineer designed foundations and concrete slab
- Colorbond remote panel lift garage door with two remotes
- Minimum 2400mm floor to ceiling height
- Wall wrap to all external wall frames
- Insulation batts to ceilings as per Building Energy Star rating
- Smoke detectors as per Australian Standards
- Up to 7 Star Certified Building Energy Star rating
- Powder-coated aluminium windows and sliding glass doors
- Colorbond gutter and fascia with manufacturer's 10 year guarantee
- Colour selections from the latest housing trends
- 1 x 6kw Reverse Cycle Air Conditioner to main living area
- Hot water service

INTERIOR

- Ceramic tiles to entry, kitchen, family and hallways
- Quality carpet to living, bedrooms, robes and study
- Vinyl sliding doors to robes
- Melamine shelf and hanging rails to robes
- Vertical blinds to all windows and sliding doors except garage, WC, bathroom and ensuite
- Down lights and light fittings throughout
- Two TV points
- Two telephone points
- Paint finish to 67mm x 11mm skirting and architraves
- Fan / Light combo in all bedrooms & living areas
- Door stops to all swing doors as required
- Chrome-plated door furniture with privacy sets to WC, ensuite and main bathroom
- Painted Redicoat internal doors throughout
- Linen cupboard with (4) melamine shelves

KITCHEN

- Essa Stone benchtops or equivalent
- Overhead cupboards
- Laminated cupboard doors with designer handles
- Breakfast bar and pantry
- Chrome Flickmixer tap
- 1 & 3/4 bowl stainless steel kitchen sink
- Designer splashbacks
- European stainless steel dishwasher
- European stainless steel multi-function oven
- European Ceramic cooktop
- European modern slide out stainless steel range hood



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ENSUITE/WC/BATHROOM

- Custom made Laminated vanity cupboard with China drop-in basin
- Mirror with Polished Edge to width of vanity x 900mm high
- White acrylic bath
- White vitreous china toilet pan and dual flush plastic cistern
- Semi frameless clear laminate shower screens with pivot door
- Chrome Flickmixers to bath, basin & shower
- Towel rail / ring to bathroom and ensuite with toilet roll holder to each toilet from Builder's Range
- Ceiling exhaust fans to bathroom and ensuite
- Tiling 1800mm high above hob in showers
- 600mm high splashback to bath or to underside of window
- Splashback to vanity – 1 Tile high
- Skirting tiles to ensuite, WC and bathroom
- Quality range of Ceramic tiles used throughout

ENSUITE/WC/BATHROOM

- 45 litre laundry tub with bypass and cabinet
- Tiles to floor, Splashback to tub & behind WM taps
- Hot and cold washing machine taps

SECURITY

- Key locks to all windows and sliding glass doors
- Hinged Barrier Screen door to laundry and front entry door (excluding garage)
- Deadlock to front and rear doors as shown on floor plan
- Barrer Screen to front entry door

EXTERIOR

- Designer front door
- A grade turf to front, rear and footpath
- Landscaped garden beds up to 20m²
- Garden bed edging
- 1800mm high Timber paling fence to side & rear with returns to house with gate
- Fly screens to all windows and sliding glass doors
- Driveway and front path to be Exposed Aggregate concrete
- Tiles to front porch
- TV aerial mounted to roof (booster not included)
- Powder coated Letterbox or equivalent
- Powder coated clothesline or equivalent

ALFRESCO

- Plain brushed concrete slab or equivalent
- Under main roof line
- Fully lined and painted ceiling
- All-weather outdoor Single power point
- One (1) Chrome Ceiling fan & down lights

