

EXTRA FEATURES NO EXTRA COST

LOOK AT WHAT'S INCLUDED:

- ▶ **Higher ceilings**
single storey homes – 2590mm ceiling height throughout
double storey homes – 2590mm ceiling height throughout ground level and 2440mm ceiling height for upper level
- ▶ **Roller blinds** to windows, sliding glass doors and sidelights (excluding garage and stairwell of double storey homes)
- ▶ **19mm Caesarstone kitchen bench tops** from standard range
- ▶ **Reverse cycle split system air conditioner** to living area (varies)
- ▶ **Ceramic floor tiles** from standard range to entry, living areas, kitchen and wet areas (varies by design)
- ▶ **Quality carpet** from standard range to bedrooms, study and robes (varies by design)
- ▶ **Non-slip ceramic tiles to rear outdoor living** (on concrete slab, selected from standard range)
- ▶ **Colorbond roof or flat profile roof tile** with full sarking from standard range (varies by design)
- ▶ **100mm recessed downlights**
LED white (daylight) downlights throughout. Minimum two (2) per room except WCs, laundry and WIRs have minimum one (1) per room. (varies by design)
- ▶ **Flyscreens** to all opening window sashes and sliding glass doors (excludes hinged doors)
- ▶ **Stainless steel appliances** including:
 - 900mm electric multifunction oven
 - 900mm 5 burner gas cooktop
 - 900mm undermount rangehood
 - Dishwasher

- ▶ **3 coat paint system including:**
 - Taubmans Endure internals
 - Washable low sheen acrylic to walls (one colour)
 - Enamel to trims and doors (one colour)
 - Exterior acrylic to external painted surfaces
- ▶ **Automatic Colorbond Panel Lift garage door** from standard range with two handsets and one (1) wall unit
- ▶ **Stainless steel ceiling fans** to living areas, bedrooms and rear outdoor living
- ▶ **Smart Home Hub** (smart wiring)
- ▶ **Epoxy floor finish to garage floor** (12 colours to choose from)

PLUS ALL THIS:

WARRANTIES & PRE-CONSTRUCTION

- Building permits and fees
- Plans and specifications
- Soil test and engineering designs
- Contract documentation and building certification
- 6 ½ year builder's warranty
- Statutory structural guarantee

SITE WORKS, FOUNDATIONS & CONNECTIONS

- Mains water connection from pre-tapped water main up to six (6) metre setback
- Single phase electrical mains run in and connection up to ten (10) metres
- Stormwater and sewer connections to existing serviceable points up to 500m² block
- Earthworks for up to 500mm fall with equal cut/fill across building pad
- 'M' Class waffle pod concrete slab as per engineers design
- Termite protection to slab penetrations and building perimeter

continued overleaf...

EXTERNAL

- Clay-face brick from standard range
- Off-white mortar
- Feature cladding to front façade if shown on plans (varies by design)
- Paint/stain grade clear glazed entry door from standard range
- Lockwood Nexion deadlock
- Painted flush panel external hinged doors as applicable
- Colorbond fascia, quad gutter and painted PVC downpipes
- Powder coated aluminium windows and sliding glass doors with clear glass
- Keyed locks to all opening window sashes and sliding doors
- Powder coated aluminium or stained/painted timber external door frames – sidelights if applicable with clear glass (varies)
- Front and rear garden taps
- TV antenna (not required in fibre optic estates)
- N2 Wind Rating

ELECTRICAL

- Earth leakage safety switch and circuit breakers
- Double power points to each room (including garage). Two double power points to master bedroom and living room.
- Single power points to fridge space, microwave space, garage door motor and dishwasher space
- Heat/fan/light units to bathroom and ensuite (varies by design)
- Interconnected photoelectric smoke alarms (with battery backup)
- Two (2) TV points (designs with MPR or media rooms include three (3) TV points)
- Two (2) phone points (location varies by design)
- One (1) data point (location varies by design)
- Mains pressure instantaneous gas hot water service

INTERNAL

- Ceiling insulation and wall sisalation
- Internal passage doors from selected range
- Lockwood chrome door furniture from standard range (privacy locks to bath, ensuite and WCs as applicable)
- Walk-in robe to master bedroom where shown on plans
- Built-in robes with vinyl sliding doors to bedrooms
- Melamine shelf and rail to all robes
- Four (4) melamine shelves to linen cupboards as applicable
- 68mm skirting and 42mm architraves from standard range

- Paint grade internal stairs with powder-coated baluster (two-storey homes only)

KITCHEN

- Stainless steel sink with chrome flick mixer tap
- Laminate cabinets from standard range including:
 - Pot and crockery drawers as nominated on plans
 - Overhead cupboards as nominated on plans
 - Handles from standard range
- Painted bulkheads above overhead cupboards and pantry
- Ceramic tiles from standard range to kitchen splashback

LAUNDRY

- Laminate cabinet with post formed top including Stainless steel trough with chrome flick mixer tap (varies by design)

BATHROOM & ENSUITE

- Laminate finish vanities with post form tops from standard range
- Ceramic basins from standard range
- Acrylic bathtub
- Standard 6mm semi-frameless shower screens with clear glass and polished silver frame
- Tiled niche to showers (350mm high x 550mm wide)
- 900mm high frameless polished edge mirror to length of vanity
- Closed couple white toilet suite with soft close seat
- Chrome toilet roll holders and double towel rails
- Chrome mixer tapware throughout
- Ceramic tiles from standard range to wet areas

EXCLUSIONS

- Driveway concrete, landscaping, water tank, fencing, clothesline and letterbox