

## EXTRA FEATURES NO EXTRA COST

### LOOK AT WHAT'S INCLUDED:

- ▶ 2 x 31,500 litre in-ground water tanks connected to house up to ten (10) metres
- ▶ Bio treatment plant (HSTP) connected to house up to ten (10) metres
- ▶ N3 wind rating
- ▶ 2590mm ceiling height
- ▶ 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)
- ▶ Roller blinds to all windows and sliding glass doors (excluding garage)

- ▶ 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
- Building certification
- 6 ½ year builder's warranty
- Statutory structural guarantee

continued overleaf

## SITE WORKS, FOUNDATIONS & CONNECTIONS

- Single phase electrical mains run in and connection up to ten (10) metres
- 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

## EXTERNAL

- Off white mortar
- Clay face brick from standard range
- 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)

## INTERNAL

- Ceiling insulation and wall sisalation
- Internal passage doors from selected range
- Lockwood chrome door furniture from standard range
- 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

## 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 to laundry (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

## ELECTRICAL

- Earth leakage safety switch and circuit breakers
- Double power point to each room (including garage). Two double 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

## EXCLUSIONS

- Driveway concrete, landscaping, fencing, clothesline and letterbox