

# CHOOSE YOUR INCLUSIONS PACKAGE

## SILVER INCLUSIONS \$0 - INCLUDED IN BASE PRICE

### KITCHEN

- Technika Bellissimo 900mm stainless steel upright oven
- Technika 705mm undermount rangehood
- Square edge laminated cabinetry
- 20mm aris edge stone benchtops
- 1 x set of cutlery drawers
- Overhead cupboards to cooktop elevation
- Technika dishwasher, installed
- Stainless steel 1 ¾ bowl kitchen sink
- Long neck flikmixer

### ENSUITE & BATHROOM

- Joiner built vanity with semi inset china basin
- Tiled shower bases (900x900)
- Semi-framed shower screen, pivot door
- Polished edged mirrors
- White close coupled toilet suites
- Acrylic bath (white)
- Chrome mixers to vanities, shower & bath
- Chrome double towel rails & toilet roll holders
- Universal shower head

### YES - FLOOR COVERINGS ARE INCLUDED

- Ceramic tiles to ensuite, bathroom and other wet areas as noted on specific floorplans
- Carpet to remaining areas of house

### INTERNAL

- 2400mm ceilings throughout
- 75mm plaster cove cornice
- 67mm MDF bevelled edge skirts & architraves
- Hume Newington XN5 front door
- Flush panel internal doors
- Lockwood Symmetry lockset to external doors
- Lockwood lever handle to internal doors
- 2 coats paint - 1 colour to ceiling, 1 to walls, 1 to trims/doors

### SHELVING TO LINEN & ROBES

- 1 x melamine shelf and 1 x rail to all robes
- 4 x shelves to linen
- 4 x shelves to pantry
- Broom cupboard built into every linen

### LAUNDRY

- Stainless steel 45 litre trough in white cabinet with long neck flikmixer

### 6 STAR ENERGY RATING & INSULATION

- Ceiling and wall insulation

### HEATING & HOT WATER

- Ducted heating throughout (habitable rooms)
- Rinnai evacuated tube solar hot water system, gas boosted\*

\* or 2,000 litre water tank plumbed to toilets with 135 litre gas HWS, if solar HWS cannot be achieved.

### DOUBLE GARAGE

- 4.8m panel lift door with remote control and 2 handsets
- Weatherproof hinged flush panel access door

### ELECTRICAL

- RCD safety switch with circuit breaker
- Hardwired smoke detectors
- 1 x telephone point
- Batten lights to each room
- External LED spotlights
- Ample double powerpoints (see electrical plans)
- Heater/fan/light tastic to bathroom and ensuite
- 2 x TV points
- 1 x telephone point

### SITE ALLOWANCES

- Up to 6m setback to house and 300mm fall across building area
- Stormwater and sewer connection within a 700m2 building allotment
- Telephone conduit run-in
- Electricity and telephone consumer account opening fees are by owner upon completion

### FOUNDATION & FRAMING

- Class "M" concrete slab
- Part A slab penetration termite treatment
- Part B termite treatment to frame
- 6 year structural guarantee
- Blue pine wall framing and trusses

### EXTERNAL

- Clay bricks with natural mortar (Builders range)
- Colorbond roof
- Colorbond fascia, gutter and downpipes
- Aluminium powdercoated sliding windows
- Brick infills over windows/doors and garage door
- Natural concrete floor to portico
- Flyscreens and window locks throughout
- 2 x garden taps
- 30m2 natural concrete driveway