

TURN-KEY INCLUSIONS

Your new home includes a carefully selected range of turn-key inclusions, covering the key items buyers care about most — from site costs, solar, kitchen and bathroom finishes to flooring, blinds, heating and cooling, garage, fencing and landscaping.



TURN-KEY INCLUSIONS

General

- Fixed price site costs including rock excavation and removal, where required
- Council, covenant and certification application fees
- Soil tests, engineering reports and working drawings
- Class H1 concrete slab
- 7 Star energy rating
- Connection of services including water, gas, electricity, sewer and stormwater
- 3.5kW single phase solar PV system
- Construction, public liability and BSA insurance
- Termite treatment, if applicable

Kitchen

- 900mm cooktop
- 900mm fan-forced oven
- 900mm rangehood
- 20mm Caesarstone benchtop
- Bulkhead above overhead cabinets
- End bowl stainless steel sink
- Chrome sink mixer tap
- 600mm stainless steel dishwasher
- Melamine base cabinetry
- Melamine overhead cabinetry

Bathroom

- Melamine vanity cabinetry
- 20mm Caesarstone benchtops
- White inset basin
- Full-width polished edge vanity mirror
- Recessed tiled shower base
- Semi-framed shower screen
- Chrome mixer taps to basin, shower and bath
- Chrome multi-function shower rail
- Freestanding or corner bath, design specific
- Rimless close coupled toilet suite
- Chrome towel rails, towel rings and toilet roll holders

Laundry

- 45L stainless steel laundry bowl
- White metal laundry cabinet
- Chrome wall sink set
- Chrome washing machine set
- Water-resistant plasterboard to wet area walls
- Tiled wet-area finish, where applicable

Internal Features

- 2040mm high flush panel internal doors
- Hinged or cavity sliding doors, as per plan
- Lever door handles to internal hinged doors
- Flush pull handles to cavity sliding doors, design specific
- Bevelled MDF skirting and architraves
- Cove cornice throughout
- Wall and ceiling plasterboard
- Water-resistant plasterboard to wet areas
- Robe shelving with hanging rail
- Pantry and linen shelving
- Nominal ceiling heights as per design

External Features

- Face brickwork to the home, as per plan
- Rendered upper floor cladding, design specific
- Natural colour rolled mortar joints
- Feature aluminium windows to front elevation
- Aluminium awning windows to sides and rear
- Double glazed windows and sliding doors
- Flyscreens and window locks to openable windows
- Sliding doors with keyed locks and flyscreens
- Entertainer sliding door to outdoor living area
- Painted 2040mm x 920mm entrance door
- Door seals and weather seals to external hinged doors

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Electrical

- LED downlights throughout
- Double power points throughout
- Exhaust fans to bathroom and ensuite
- Exhaust fan timers to internal WC or powder room, where applicable
- Weatherproof flood light to rear yard
- TV antenna connected to two points
- Telephone points to kitchen and Bedroom 1
- Hardwired smoke detectors with battery backup
- RCD safety switch and circuit breakers to meter box
- Basic NBN requirements, including conduit run-in and internal point

Flooring & Window Coverings

- Wall tiles to kitchen
- Wall tiles to bathroom, ensuite and laundry
- Floor tiles to ensuite, bathroom, laundry and WC
- Floor tiles to kitchen, family, meals and entry
- Carpet to non-tiled areas
- Satinlite glazing to bathroom, ensuite and WC windows
- Block-out roller blinds to windows
- Block-out roller blinds to sliding doors

Paint & Finishes

- Double glazed windows
- Double glazed sliding doors
- Satinlite glazing to bathroom, ensuite and WC windows
- Block-out roller blinds to windows and sliding doors
- Two coats of external paint to external surfaces
- Two coats of ceiling paint to ceilings, cornices and eaves
- Three-coat internal wall paint system
- Gloss paint finish to internal doors, external doors and woodwork

Cooling & Heating

- 7.0kW reverse cycle split system to family room
- 2.6kW reverse cycle split system to Bedroom 1
- Gas ducted heating to living areas
- Gas ducted heating to bedrooms
- Heating points and unit included as design specific

Garage

- Automatic sectional garage door
- Two remote handsets
- Concrete garage floor
- Plaster ceiling to garage
- Painted infill over garage door
- Rear external hinged door, design specific
- Powder-coated aluminium door frame, design specific
- Internal garage access door
- Entrance lock set to garage doors

Landscaping

- Plain coloured concrete driveway
- Plain coloured concrete path to porch
- Plain coloured concrete porch
- Plain coloured concrete paving to outdoor living area
- Pre-finished letterbox with street numbers
- Foldaway wall-mounted clothesline
- Concrete paving under clothesline area
- Drought-tolerant front and rear landscaping
- Turf, mulch, pebbles, rocks and garden beds
- Advanced tree to front yard
- Nature strip levelled and seeded
- 1800mm high fencing with 1 metre wide side gate