

STANDARD TURN-KEY INCLUSIONS

Preliminaries

- Fixed price building contract
- 12-month maintenance warranty
- Home warranty insurance (6 years)
- Construction insurance
- Engineer soil test and slab design
- Site survey and set out
- Council building approval fees
- Six-star energy rating
- Engineered H-Class waffle pod slab
- Earthworks to suit balanced cut and fill over building platform

Kitchen

- 20mm engineered stone benchtops
- 40mm arris edge to benchtops
- Laminated cabinetry with ABS edging
- Overhead cupboards (as per plan)
- Tiled splashback above benchtops
- One bank of drawers with cutlery tray
- Momo D cabinet handles
- Stainless steel flick mixer tap
- Stainless steel dishwasher
- 600mm electric fan-forced oven
- 600mm ceramic cooktop
- 600mm stainless steel rangehood
- Double bowl stainless steel sink

Bathroom

- 20mm engineered stone vanity benchtops
- Full-width framed vanity mirror
- Semi-recessed vitreous china basin
- Tiled shower base with chrome floor waste
- Fully framed shower screen with pivot door
- Acrylic bathChrome basin mixer
- Chrome bath mixer and wall outlet
- Chrome shower mixer with hand shower and rail
- White dual-flush toilet suite
- Chrome double towel rails
- Chrome soap dish
- Chrome toilet roll holders
- Chrome towel holders
- Ceramic wall tiling to wet areas
- 2000mm high shower tiling
- Tiling above bath hob
- Laundry tiled splashback

Fixtures & Fittings

- Aluminium powder-coated windows and sliding doors
- Keyed window and door locks
- Flyscreens to windows and sliding doors
- Roller blinds throughout
- Obscure glazing to bathroom, ensuite and WC windows (where applicable)
- Feature glazed front entry door
- Tri-lock entrance set to front doorLever internal door handles
- Privacy locks to bathroom, ensuite and WC
- Flush panel internal doors
- Mirror sliding robe doors
- Ceiling fans to living areas and bedrooms
- Clothesline
- Letterbox with street numbers

Flooring

- Ceramic floor tiles to wet areas
- Ceramic tiled laundry floor
- Carpet to bedrooms
- Carpet to walk-in robes
- Carpet to lounge areas (as shown on plan)
- One-tile-high tiled skirting to wet areas and laundry

Joinery & Finishes

- Built-in robes with mirrored sliding doors
- Hanging rail and shelf to all robes
- Linen cupboard with four painted shelves
- 90mm cornice throughout
- MDF skirting boards
- MDF architraves
- Three-coat low sheen wall paint system
- Two-coat ceiling paint
- Gloss finish to skirtings and architraves
- Painted staircase with powder-coated balustrade (where applicable)
- Laminate cabinetry throughout

Electrical

- LED downlights to living areas, bedrooms, porch and alfresco
- Double power points throughout
- Television point
- Telephone points
- NBN connection provision
- Hardwired smoke detectors with battery backup
- Garage light fitting
- External laundry light
- Ceiling fans to bedrooms and living areas

- Reverse cycle air conditioning to living area
- Reverse cycle air conditioning to main bedroom
- 250L electric hot water system

Externals

- Face brick construction
- Concrete roof tiles
- Colorbond® fascia, gutters and barge
- Panel lift sectional garage door
- Two garage remotes plus wall control
- Feature glazed front entry door
- External doors with deadlocks

- Aluminium windows and sliding doors
- Exposed aggregate driveway and paths

Landscaping

- 1800mm timber fencing to three sides
- Pedestrian access gate
- A-grade turf to front and rear yard
- Front garden bed landscaping
- Exposed aggregate driveway
- Exposed aggregate paths
- Rendered feature letterbox
- Wall or fence mounted clotheslin

DISPLAY PROMOTIONAL UPGRADES

Ceiling Height

- 2550mm nominal ceiling height to Ground Floor in lieu of standard. Note: Price includes painted fibre cement sheet infill over windows and doors unless otherwise stated.

Glazing

- Aluminium stacker door with two (2) sliding panels and one (1) fixed panel to Alfresco

Brickwork

- Two coat smooth finish polymer render over 'commons' brickwork including paint finish in lieu of face brickwork to the front facade with 1.0m return each side

Entry Door

- Hume Savoy XS24 2040mm high x 1200mm wide hinged entrance door with translucent glazing and stain finish

Entry Lock

- Samsung digital lock

Garage Door

- 2100mm high x 4800mm wide Caoba "Timber Look" Colorbond sectional garage door utilising slimline panels in lieu of standard

Cabinetry

- Banks of three (3) pot drawers in lieu of standard floor cabinet to entire kitchen excluding sink box

- Microwave provision to Kitchen including one (1) pot drawer and one (1) single power point in lieu of standard cupboard door/s
- Handle-less system to all cabinetry throughout the dwelling in lieu of standard
- Wall mount vanities to bathroom & ensuite in lieu of standard
- 1000mm wide laminate floor cabinets to Laundry in lieu of standard including 16mm matt finish colour board to door fronts and gable panels, Laminate kickboards, 16mm white melamine shelving with white ABS edging and solid back carcass

Benchtops

- 20mm stone bench tops with 40mm arris edge profile to kitchen bench tops only
- 40mm engineered stone "waterfall" gable end with mitred edge to Kitchen island bench
- 20mm stone bench tops with arris edge to bathroom and ensuite vanities and laundry

Tiling

- 600mm x 600mm rectified edge porcelain floor tiles selected from Builders Range 2 to Ground Floor Main Living areas in lieu of standard
- 600mm x 600mm rectified edge porcelain floor tiles selected from Builders Range 2 to all wet areas in lieu of standard. Note: Includes tile insert strip drain waste to shower compartments in lieu of standard. Includes 35mm recessed shower trays to allow flush finish
- 600mm x 300mm rectified edge porcelain wall tiles selected from Builders Range 2 throughout the dwelling (where applicable) in lieu of standard

- Floor to ceiling tiling to all walls within the Bathroom and Ensuite in lieu of standard
- 400mm high x 600mm wide feature tiled wall niche/recess to Bathroom and Ensuite shower enclosures
- Exterior grade floor tiles selected from the Builders Range 2, fixed directly over concrete slab to Alfresco only in lieu of standard

Shower Screens

- Clear glazed fully frameless shower screens with in-line pivot door to Bathroom and Ensuite shower compartments in lieu of standard

Mirrors

- 900mm high (nominal size) frameless polished edge mirrors over width of vanity in lieu of standard

Shelving

- White melamine shelving to all Bedroom wardrobes, linen cupboards and broom/store cupboards

Wardrobes

- Five (5) off 470mm white melamine units consisting of a bank of four (4) drawers and two (2) open shelves (Two (2) off to WIR and one (1) off to each remaining bedrooms)
- Aluminium framed sliding doors with mirror inserts to bedroom robes

Plumbing

- Everhard Squareline Plus 760 double bowl undermount sink with no taphole to Kitchen in lieu of standard
- Mizu Soothe square gooseneck sink mixer to Kitchen in lieu of standard
- Semi-inset basins to bathroom & ensuite in lieu of standard
- Mizu Soothe mixer tapware throughout the dwelling in lieu of standard
- Posh 'Bristol' 7 function hand shower on rail to bathroom & ensuite
- Base 1500mm freestanding bath in lieu of standard
- Back-to-wall toilet suites throughout in lieu of standard
- Mizu Soothe bathroom accessories throughout in lieu of standard
- Posh Solus 45 litre stainless steel inset tub to laundry

Appliances

- Technika Bellissimo TB90FSS-5 900mm electric under bench oven
- Technika Venini GECE9004 900mm electric cooktop
- Technika/Baumatic GUH90 900mm undermount rangehood.

Electrical

- Master Electrical switch to entry hallway
- 48" white ceiling fan only to bedroom 2, 3 and 4 (if applicable)
- Two (2) off additional downlights to bedroom 2, 3 and 4 (if applicable)
- Two (2) off Mercator Madrid medium (MG1631M) clear glass sphere feature pendant lights including 25 watt LED globe above kitchen island bench
- Three (3) off Mercator Eliza (MXD4132SS) 304 stainless steel up and down feature wall light including two (2) 6 watt LED globes to front facade

Air-Conditioning

- Reverse cycle ducted air-conditioning system including four (4) zones. Note: Includes separate circuit & isolator switch

Solar

- 6kW solar PV system including battery

Window Furnishings

- Roller blinds from the Essentials Range to windows & sliding glass doors
- Note: Excludes wet areas and garage

Landscaping

- Plain broom finish concrete slab beneath clothesline
- Provide Garden Upgrade Package including the following:
 - Provide garden bed the length of driveway on the short side & to the side boundary including mulch & paved edge
 - Provide stepping paver pathway from the entry to the front boundary. Includes feature stone garden the length of driveway
 - Provide additional rectangular garden bed adjacent pathway & parallel to the boundary including mulch & paved edge
 - Provide an approximate 5m2 rectangular garden to the rear & positioned as close as possible to the alfresco. Includes mulch & paved edge

- All feature stone to be upgraded 20mm decorative stone
- Provide two (2) large trees in total to front garden area