

STANDARD INCLUSIONS

KITCHEN INCLUSIONS

- 900mm wide oven and cooktop
- 900mm wide concealed rangehood
- 40mm thick edge Crystalline silica free benchtops
- Soft closers to all kitchen drawers and doors (excluding cupboards above rangehood)
- Deluxe inset stainless steel sink
- Kitchen island bench with overhang (design dependent, refer to working drawings for details)
- Overhead finger pull cupboards either side of rangehood and above fridge space (push to open cupboards above rangehood)
- 2 x banks of pot drawers (design dependent)
- Dishwasher and microwave provision
- Tiled splashback under overhead cupboards
- Quality chrome flick mixer
- White lined kitchen cupboards and drawers
- Designer cupboard handles
- Laminated kickrail
- Pantry with four rows of white melamine shelves (design dependent, refer to working drawings for details)

BATHROOM INCLUSIONS

- Single vanity with 20mm Crystalline silica free benchtops to main bathroom, ensuite and powder room (design dependent, refer to working drawings for details)
- Soft closers to all vanity drawers and doors
- Ceramic tiling to floors of ensuite, bathroom, powder room and laundry (design dependent, refer to working drawings for details)
- Exhaust fan to bathroom and ensuite over shower (design dependent, refer to working drawings for details)
- Polished edge mirror above vanity benchtops to match height of shower screen
- Acrylic bath to main bathroom or ensuite (design dependent, refer to working drawings for details)
- Obscure privacy glazing to bathroom, WC and ensuite (design dependent, refer to working drawings for details)
- Showers with 2100mm high tiling, tiled shower base with tiled hob
- Semi frameless (ensuite) and semi framed (bathroom) shower screen with clear safety glass (design dependent, refer to working drawings for details)
- Designer insert vitreous china basins
- Quality chrome tapware
- Quality vitreous china toilet pan and cistern
- Chrome towel rail to bathroom
- Chrome toilet roll holders
- 100mm tiled skirting to ensuite, bathroom, powder room and laundry (design dependent, refer to working drawings for details)
- White lined cupboards and drawers with designer handles

LIVING INCLUSIONS

- Quality floor coverings throughout. Carpet to bedrooms, tiles to wet areas and timber look laminate flooring to entry and living areas
- 2550mm high ceilings throughout (design dependent, refer to working drawings for details)
- Quality Dulux paint to ceilings, walls, doors, door frames, woodwork, eaves and meter box. 3 coat system included to internal walls only (including garage)
- LED downlights throughout (excluding garage)
- 2040mm flush panel internal doors
- Aluminium stacking or sliding door to outdoor living (design dependent, refer to working drawings for details)
- 67mm skirtings and architraves throughout
- Reverse cycle split system air-conditioning to living and bedroom 1
- Linen cupboard with door and four rows of white melamine shelves (design dependent)
- Ample double power points
- Hard wired electronic smoke detectors
- Designer chrome lever passage sets
- Enclosed staircase with MDF treads and risers (for carpet finish), painted MDF handrail to first flight, dwarf wall to first floor, and painted stringers (design dependent, refer to working drawings for details)
- Recessed stair lights and under stair storage (design dependent, refer to working drawings for details)
- Roller blinds to all stacking or sliding doors and windows
- (excluding laundry) (design dependent, refer to working drawings for details)

LAUNDRY INCLUSIONS

- 45L stainless steel inset trough with 800mm laminate base cabinet including laminate benchtop, soft closers to all laundry drawers and doors, and 400mm high wall tiling to full length of cabinet, or 42L stainless steel trough with white metal cabinet (design dependent, refer to working drawings for details)
- Concealed washing machine taps

EXTERNAL INCLUSIONS

- Double glazing to all stacking or sliding doors and awning windows (design dependent, refer to working drawings for details)
- Metal roofing
- Coloured metal fascia and barge, quad gutter and down pipes
- Stylish facade with rendered features
- Feature front entry door
- Porch with integrated concrete slab
- Two external garden taps
- Single or Double Smart Control Colorbond sectional garage door with in-built camera, smart phone app, one wall mounted control and two remote controls (design dependent, refer to working drawings for details)
- Hot water system (design dependent, refer to working drawings for details)
- Quality aluminium windows with locks and energy efficient weather seals to all openings
- Exposed aggregate concrete or permeable material to driveway, outdoor living, path and porch (design dependent, refer to working drawings for details)
- Front and rear landscaping
- Fencing
- Letterbox
- Clothesline (design dependent, refer to working drawings for details)

BUILDING AND CONSTRUCTION INCLUSIONS

- 25 year structural warranty
- 12 month service warranty
- Site levelling of block
- Stabilised machine graded pine wall frame (superior product used to reduce frame movement and ensure straighter walls)
- Independent autoclaved aerated concrete wall or fire rated party wall between dwellings (design dependent, refer to working drawings for details)
- Engineer designed concrete slab
- Connection of services within the property boundaries to underground power, water, sewer and gas (if available)
- Termite Management System Part A - including termite shields to all plumbing penetrations provided in line with local authority requirements
- Free-to-air TV ready

Inclusions correct at time of print. All items are from Builders standard range. Builder reserves the right to change inclusions and brands without notice. Please speak to a New Homes Consultant for further information. Please note all imagery is illustrative only and may show upgrade items.