

# Quality Inclusions

- Stainless Steel 900mm Underbench Oven
- Stainless Steel 900mm Gas Hotplates
- Stainless Steel 900mm Sliding Rangehood
- Ducted Heating to 9 (10 for 30.8sq) Points
- Instantaneous Hot-Water Unit
- Grey-Water connection to Toilets & Laundry where available
- Dishwasher & Microwave Space
- Melamine Kitchen and Vanities
- 20mm Stone Benchtops
- Custom Made Breakfast Bar
- Overhead Cupboards
- 2 Sets of 3 Pot Draws to Kitchen
- Walk in Pantry with Melamine shelving
- Square Mixer taps throughout
- White Bathroom and Ensuite products
- 1200 x 900 Tiled Shower to Ensuite
- 900 x 900 Tiled Shower to Bathroom
- Modern Square Vanity Basins
- Double Vanity to Ensuite with a set of Draws
- Mirrors in Bathroom and Ensuite
- Clear and Pivot Shower screens
- Exhaust fans to Bathroom and Ensuite
- Laundry Bench with Insert Trough
- Double Walk in Robes to Master Bedroom
- Robes to Balance of Bedrooms
- Spacious Linen & Broom cupboard
- Corinthian Front Door PMAD 104 920mm Clear Glass
- MOTP 3D Internal doors
- Chrome Door Furniture
- Painted Skirts and Architrave
- 10 x LED Downlights Included, Bayonet socket fittings to each room (globes not supplied)
- Alfresco with plain concrete flooring
- Laminate Flooring to Entry, Hallways, Kitchen, Family & Meals
- Floor tiles to Wet Areas
- Carpet from Builders Range
- Render to Garage Front
- Raised Portico with Render
- Eaves to Front
- Mock Casement Windows to Front
- Locking aluminum windows throughout
- Tiled Roof
- Colorbond Fascia and gutter
- All Plans, Specifications & Soil Report
- Engineer Class M Slab, engineered edge beams at 200mm
- Fall Allowance 300mm
- Gas and Electrical underground works only
- Sewer up to 45 meters
- Storm water up to 60 meters
- Concrete pump and temporary fencing as required
- Circuit Breaker and Smoke Detector
- Garden Taps Front and Rear
- Termite Protection
- Solid Pine Frame
- Insulation as per 7 star energy rating report
- 3.5kw Solar Power
- Ten Year Structural Guarantee
- Double garage with automated Panel Lift Door
- 2.7m High Ceilings Included

All inclusions listed form part of your base house price. Predetermined upgrades are available at an additional cost. All items are subject to manufacturers/suppliers availability and are beyond the control of the builder. The builder reserves the right to replace or substitute any of the listed items with equal or greater value (if required).

