

# Quality Inclusions

- Stainless Steel 600mm Underbench Oven
- Stainless Steel 600mm Gas Hotplates
- Stainless Steel 600mm Canopy Rangehood
- Ducted Heating to 6 Points
- Instantaneous Hot-Water Unit
- Grey-Water connection to Toilets & Laundry where available
- Dishwasher & Microwave Space
- Melamine Kitchen and Vanities
- 20mm Stone Benchtops
- Overhead Cupboards
- Walk in Pantry with Melamine shelving
- Square Mixer taps throughout
- White Bathroom and Ensuite products
- 900 x 900 Tiled Shower to Ens & Bathroom
- Modern Square Vanity Basins
- Mirrors in Bathroom and Ensuite
- Clear and Pivot Shower screens
- Exhaust fans to Bathroom and Ensuite
- Walk in Robes to Master Bedroom
- Built in Robes to Balance of Bedrooms
- Spacious Walk in Linen cupboard
- Corinthian Front Door PMAD 104 Clear Glass with Aluminum sidelight
- Flush 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
- Floor Tiles to Entry, Hallways, Kitchen, Family, Living and Wet Areas
- Carpet from Builders Range
- Render to Garage Front
- Locking aluminum windows throughout
- Tiled Roof
- Colorbond Fascia and gutter
- All Plans and 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 front Panel Lift Door

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).

