

# Quality Inclusions

- Stainless Steel 600mm Hotplates
- Stainless Steel 600mm Sliding range hood
- Stainless Steel 600mm Under-bench Oven
- Panel Lift Garage Door
- 20mm Stone Benchtops to Kitchen and Vanities
- Ducted Heating to 6 Points
- One Panel Solar Hot-Water Unit OR 170L stored Hot-Water Unit where Grey-Water connection is required
- Dishwasher space
- Custom Made Breakfast Bar
- Laminated Kitchen and Vanities
- Flick-mixer tap to kitchen
- Overhead kitchen cupboards
- Open Under bench Breakfast Bar
- Exhaust fans to bathroom and ensuite
- Mirrors in ensuite and bathroom
- Square vanity sinks
- Clear and pivot shower screens
- White bathroom and ensuite products
- 900 x 900 shower to bathroom and ensuite
- Robes to bedrooms 2 and 3
- Spacious linen/broom cupboard
- Bush Fire Rated front door
- Flush internal doors
- Living area with glass sliding external-access door
- Locking aluminum windows throughout
- Bayonet socket fitting to each room (globes not supplied)
- Double garage with automated front roller
- Garage has rear Roller Door and internal access doors
- Galvanized fascia and gutters
- Floor Tiles to Entry, Meals, and Wet areas
- Carpet from builders range
- Tiled skirts to Wet Areas
- Painted Skirts and Architrave
- Washable Wall Paints
- All Plans and Specifications
- Soil Report
- Engineer Class M Slab, engineered edge beams at 200mm
- Gas and Electrical underground works only
- Sewer up to 45 meters
- Storm water up to 60 meters
- Fall Allowance 300mm
- Three Month Defect Period
- Concrete pump and temporary fencing as required
- Circuit Breaker and Smoke Detector
- Garden Taps Front and Rear
- Termite Protection
- Solid Pine Frame
- Insulation as required per 6 star energy rating report
- Bushfire rating upto 12.5
- Ten Year Structural Guarantee

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).



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