

# Quality Inclusions

- Stainless Steel 900mm Underbench Oven
- Stainless Steel 900mm Gas Hotplates
- 900mm Curved Glass Canopy Rangehood
- Ducted Heating to 7 Points
- Instantaneous Hot-Water Unit
- Grey-Water connection to Toilets & Laundry where available
- Dishwasher & Microwave Space
- 20mm Stone Benchtops
- Melamine Kitchen and Vanities
- 1 x Set of 3 Draws to Kitchen
- Melamine Walk in Pantry
- Modern Square Mixer taps throughout
- 1900 or 1500 x 900 Tiled Shower to Ensuite (Design Specific)
- 900 x 900 Tiled Shower to Bathroom
- Double Vanity Basins to Ensuite
- White bathroom and ensuite products
- Modern square vanity basins
- Mirror in Ensuite and Bathroom
- Clear and Pivot shower screens
- Exhaust fans to Bathroom & Ensuite
- Walk in Robe to Master Bedroom
- Built in Robes to bedrooms 2, 3 and 4
- Spacious Linen cupboard
- Front Door PMAD 4G 820mm Clear Glass
- Flush Internal doors
- Painted Skirts and Architrave
- Tiled Skirts to Wet Areas
- Chrome Door Furniture
- Alfresco area with plain concrete flooring
- 10 x LED Downlights Included, Bayonet socket Batten lights to balance of home (globes not supplied)
- Floor Tiles to Entry, Hallways, Kitchen, Pantry, Meals, Family & Wet Areas
- Carpet from Builders range
- Washable Wall Paints
- Locking aluminum windows throughout
- Tiled Roof
- Colorbond Fascia and Gutters
- Render to Garage Front & Piers (Porch size is design specific)
- Eaves to Front
- All Plans, Specifications & Soil Report
- Engineer Class M Slab, engineered edge beams at 200mm
- Gas & Electrical underground works only
- Sewer up to 45 meters
- Storm water up to 60 meters
- Fall Allowance 300mm
- 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
- Three Month Defect Period
- 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).

