

# Quality Inclusions

- Stainless Steel 600mm Under-bench Oven
- Stainless Steel 600mm Hotplates
- Stainless Steel 600mm Sliding Range hood
- Ducted Heating to 6 Points
- One Panel Solar Hot-Water Unit OR Instantaneous Hot-Water Unit where Grey-Water connection is required
- Dishwasher & Microwave Space
- Melamine Kitchen and Vanities
- 20mm Stone Benchtops
- Custom Made Breakfast Bar
- Overhead Cupboards
- Square Mixer taps throughout
- White bathroom and ensuite products
- Square vanity sinks
- 900 x 900 Shower to bathroom & ensuite
- Clear and pivot shower screens
- Mirrors in ensuite and bathroom
- Exhaust fans to bathroom and ensuite
- Spacious Linen Cupboard
- Walk in Robe to Master Bedroom
- Robes to bedrooms 2 and 3
- Corinthian PMAD 101 Front door
- PMAD SL101 Sidelight with Clear Glass
- Half Glazed Laundry Door
- Alfresco Area with Plain Concrete
- Meals area with glass sliding external door
- Flush Internal doors
- Chrome Door Furniture
- Painted Skirts and Architrave
- Washable Wall Paints
- Tiled skirts to Wet Areas
- Floor Tiles to Entry, Kitchen, Family, Meals and Wet areas
- Carpet from builders' range
- Locking aluminum windows throughout
- Colorbond fascia and gutters
- Render to Pier & Garage Front
- Bayonet socket fitting to each room (globes not supplied)
- 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 metres
- Storm water up to 60 metres
- 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
- Now includes bushfire rating of 12.5 if required
- Ten Year Structural Guarantee
- Double garage with automated front Panel 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).

