

# Quality Inclusions

- Stainless Steel 900mm Upright Stove
- Stainless Steel 900mm Canopy Rangehood
- Ducted Heating to 7 Points
- One Panel Solar Hot-Water Unit OR 170L stored Hot-Water Unit where Grey-Water connection is required
- Laminated Kitchen and Vanities GLOSS
- Panel Lift Garage Door
- 20mm Stone Benchtops to Kitchen and Vanities
- Dishwasher space
- Flick-mixer tap to Kitchen and Vanities
- 1800 x 900 Shower to Ensuite
- 1200 x 900 Shower to Bathroom
- White bathroom and ensuite products
- Modern Square Vanity Basins
- Mirrors to ensuite and bathroom
- Clear and pivot shower screens
- Stainless Steel Look Exhaust fans
- Stainless Steel Light and Power point covers
- Metro Bath
- Bushfire rated Feature Front Door ELTAT 104
- Flush Internal doors
- Walk in Robes to bedrooms 2 and 3
- Walk in Linen Cupboard including Shelves
- Painted Skirts and Architrave
- Chrome Lever Door Furniture
- Stainless Steel Knobs to Robes
- Bayonet socket fittings to each room (globes not supplied)
- Floor Tiles to Entry through to Meals, Kitchen, Pantry, Meals and Wet Areas
- Carpet from Builders Range
- Washable Wall Paints
- Locking aluminium windows throughout
- Roof Tiles from Builders Range
- Bricks from Builders Range
- Galvanised Fascia and gutter
- Render to Garage
- Feature Tiles to Front Portico
- 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
- Concrete pump and temporary fencing as required
- Circuit Breaker and Smoke Detector
- Garden Taps Front and Rear
- Termite Protection
- Insulation as required as per 6 star energy rating report
- Bushfire rating upto 12.5
- Three Month Defect Period
- Ten Year Structural Guarantee
- Double garage with internal Access

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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