

Quality Inclusions

KITCHEN

- 40mm stone benchtop (WIP not included)
- High overhead cupboards with 2 shelves & bulkhead above (design specific)
- Tile splashback
- Soft close drawers
- 1 x bank of 3 set of pot drawers with soft runners
- Pull out bin cupboard
- S/S 1 ¾ sink with drainer
- Flick mixer tap to sink
- Dishwasher provision
- Microwave provision (design specific)
- Pantry/WIP with white melamine shelves
- Laminated doors and drawers

APPLIANCES

- S/S 900mm under bench oven
- S/S 900mm gas cooktop
- Choice of 900mm curve glass, straight glass or S/S canopy rangehood
- S/S dishwasher

CEILING HEIGHT

- 2400mm

BATHROOM, ENS & WC

- Ceramic tiles to floor
- Clear and pivot shower screens
- Handheld shower – one to each shower
- Modern square profile mixer taps
- Square Metro Bath
- Bath with wall mixer & spout from wall
- 20mm stone bench top
- Square modern vanity basins
- Flick mixer taps
- Ceramic white toilets
- Polished edge mirrors
- Tiled ceramic skirting
- Toilet roll holders x 2
- Towel rails x 2
- Tiled Shower Base to ENS 1200mm X 900mm (excludes Echuca & Aisha range)
- Tiled niche to ENS shower

LAUNDRY

- Sink mixer tap with S/S trough in acrylic cabinet
- Stop taps for washing machine x 2 (hot x 1 & cold x 1)
- Tile splashback above trough

FLOORING

- Quality carpet & underlay from Builders range (design specific)
- Choice of ceramic tiles or timber laminate to entry, hallways, kitchen, meals, family & WIP (design specific)
- Ceramic tiles to all wet areas with matching tiled skirting
- Alfresco with plain concrete floor (design specific)

FACADE

- Render to front of garage
- Render to pier x 1
- Selection of designer face brick from the builders' range
- Choice of feature clear glass front entry doors from the builders' range
- 450mm eaves to front façade with 3m return to one side

ELECTRICAL

- LED downlights x 10
- Batten light points, as per plan
- Double power points throughout
- RCD safety switch
- Exhaust Fans
- Circuit breaker with smoke detectors wired direct
- Modern Iconic range of light & power point covers
- Fibre Optic pre-wire*
 - TV points x 2
 - Data points x 2
 - Telephone point x 1
- TV antenna
- LED downlight to entry porch x 1
- Fluro light to garage x 1
- Single external power point x 1
- S/S external lights to front façade x 2

**Excludes telephone connection costs, fibre optic connection costs and all consumer account-opening fees.*

GARAGE

- Colourbond sectional panel lift door with 3 remote controls

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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HEATING

- Ducted heating up to 7 points (designs specific)
- Ducted heating timer

FIXING

- Internal doors - flush panel painted 2040mm high
- Internal door furniture – chrome lever handles
- S/S Knobs to Robes
- Mirrored sliding doors to BIR (design specific)
- Robes/WIR – single white melamine shelf with metal hanging rod
- Broom – single white melamine shelf (design specific)
- Linen – white melamine shelves (design specific)
- Doorstops throughout

PAINT

- 2 Coats of paint
- Builders white ceiling paint
- Painted skirtings & architraves

HOT WATER SERVICE

- Instantaneous hot water unit where grey water is required or Solar hot water unit

INSULATION

- Insulation as required per 6-Star energy report requirement
- Batts to ceiling & walls

ROOFING

- Selection from builder range of concrete roof tiles

WINDOWS

- Aluminium windows throughout
- Locks to all operable windows
- Flyscreens to all operable windows
- Translucent glass to ENS, Bath & WC

PLUMBING

- Colorbond® valleys, fascia, quad gutter and rectangular downpipes
- Garden taps to front & rear

SERVICES – CONNECTIONS

- Gas & electrical underground works only up to 20 metres
- Stormwater up to 60 metres
- Includes BAL rating of 12.5 if required

Excludes wet water tapping & underground boring

FOOTING

- Engineered class M slab, engineered edge beams at 200mm
- Fall allowance of 300mm
- Termite protection as required
- Concrete pump as required
- Temporary fence as required

Retaining walls, rock removal, bored piers, screw piles & re-establishment surveys (if required) not included

PRELIMINARY

- Working Drawings
- Soil Report
- Engineering plans
- Energy Rating Report
- Colour Consultation
- Building Permit
- Builders Warranty Insurance

Excludes planning permits, council dispensations, asset protection fees and bond & community infrastructure levy

GENERAL

- 10 year structural guarantee
- 3 months defect period
- Final site clean & rubbish removal
- House cleaned on completion

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