



Standard Inclusions





Kitchen Inclusions

OVENS	60cm Artusi electric oven
COOKTOP	60cm Artusi gas cooktop OR 60cm Artusi electric cooktop (only if gas isn't available, additional cost applies)
RANGEHOOD	60cm Artusi rangehood
1 TAPWARE	Alder Flex Chrome Sink Mixer to Kitchen
SINK	Double bowl sink
2 SPLASHBACK	Tiled splash back to Kitchen as per selected colour scheme
BENCHTOPS	33mm Laminate Benchtop with rolled edge
JOINERY AND HANDLES	Matt Laminate cabinetry as per selected colour scheme with Kickboards and Hafele handles (horizontal to drawers & vertical to cupboards)
PANTRY	4 x Melamine shelves to pantry
OVERHEAD CABINETS	<ul style="list-style-type: none"> Finger pull Overhead Cupboards to Kitchen including fridge space Framed and Plasterboard Bulkheads to Overhead Cupboards including fridge space

Bathroom Inclusions

1 TAPWARE	<ul style="list-style-type: none"> Chrome 300mm Wall Spout with Wall Mixer to Bath Chrome Alder Flex wall shower mixer with Alder excite shower rail
MIRRORS	Floating frameless polished edge bathroom mirrors on backing board
BENCHTOPS	33mm Laminate Floating Vanity Unit Benchtop with rolled edge
VANITY AND HANDLES	<ul style="list-style-type: none"> Matt Laminate soft close cabinets as per selected colour scheme Vanity Basin 1 Tap hole and Hafele handles (Vertical to cupboards)
2 BATH	Seima Tondo Built in Bath 1675mm with Chrome waste
FLOOR WASTE	Standard floor waste (subject to design)
3 SHOWER	Semi-frameless shower screens with pivot doors, chrome trims and clear laminated glass.
ACCESSORIES	<ul style="list-style-type: none"> Alder Wish Chrome toilet roll holder throughout Alder Wish Chrome double towel rail to Main Bathroom and Ensuite Alder Wish Chrome towel ring to Powder Room only (design specific)
4 TOILET SUITE	Seima Metro Wall faced toilet suite
TILING	<ul style="list-style-type: none"> 2100mm high to shower recess, 500mm over bath, skirting tile to remainder Wall & Floor tiles to Wet Areas (as per selected colour scheme)
RECESSED FLOOR TO WET AREAS	Flush finish to all wet areas from main floors



Internal Inclusions

FRAMES AND TRUSS	Engineered steel frames and trusses
CEILING HEIGHT	<ul style="list-style-type: none"> Nominal 2600mm high ceilings to the Ground Floor Only; Nominal 2450mm high ceilings to First Floor (Region and house type dependant)
DOORS	Corinthian flush panel internal doors in pre-primed paint finish - 2340mm (H) to Ground Floor only (excludes wardrobes) & 2040mm (H) to First Floor (Region and house type dependant)
BEDROOM ROBES	Mirrored sliding doors and 1 x melamine shelf and hanging rail (Region and house type dependant)
AIR CONDITIONING	Panasonic Inverter 2.5Kw Split System Air Conditioning Unit to Main Living area, to be installed on an external wall
DOOR FURNITURE	<ul style="list-style-type: none"> Lockwood Satin Chrome Lever Entrance Set & Deadlock Lockwood Satin Chrome lever set to internal passage doors Lockwood Satin Chrome lever set with privacy set to bathroom, Ensuite, Powder room & WC Doors
LINEN	4 x melamine shelves (Region and house type dependant)
SKIRTING AND ARCHITRAVES	67mm x 18mm bevelled edge profile architrave and skirting with painted finish
CORNICE	90mm cove cornice to wall and ceiling junction throughout
1 PAINT	3 coat paint system to internal walls including 2 external paint colours, 1 internal wall colour, 1 ceiling colour, Gloss paint to doors and internal woodwork.
2 FLOORING	<ul style="list-style-type: none"> Ceramic Floor Tiles to Entry, Entry Hallway, Family, Dining/Meals and Kitchen (as per selected colour scheme). Carpet (as per selected colour scheme) to remainder of dwelling including standard underlay. (Separate Lounge, Bedrooms (including robes), Bedroom Hallways and Stairs - if applicable).
STAIRS	Painted timber staircase with square newel posts, handrail and MDF treads and risers. Painted pine balusters or plasterboard wall with timber handrails (Design specific)

External Inclusions

SLAB	Engineered concrete slab to suit 'M' class soil classification at 20MPA
1 FRONT ENTRY DOOR	Corinthian Madison 2340mm (H) x 820mm(W) - PMAD 104 entrance doors (with clear glass) in paint finish to all Facades
LAUNDRY DOOR	Corinthian 2040mm (H) full clear glazed Laundry entrance door in painted finish (where applicable)
EXTERNAL DOOR FURNITURE	Lockwood Satin Chrome Lever Entrance Set & Deadlock
2 METAL ROOFING	Colorbond® roof as per selected colour scheme with 60mm Anticon blanket to the underside
FASCIA AND GUTTER	Colorbond® Fascia & Gutter with painted PVC Downpipes OR Colorbond® downpipes when the Rainwater tank is not required
3 GARAGE DOOR	Sectional door and motor as per selected colour scheme and remote control operation to a door of your choice, including Garage door auto lock and two handsets
4 BRICKS	Selection of bricks as per colour scheme
5 WINDOWS	<ul style="list-style-type: none"> Nylon Mesh Flyscreens to all opening windows, sliding & stacker doors (excluding hinged doors) Aluminium windows and sliding doors in a range of colours including security keyed windows & door locks with the option of obscure glass to Bathrooms, Ensuite & Powder room
ALFRESCO	Engineered concrete slab to Porch/Patio and Alfresco including broom finished concrete slab, brick piers and roof over (subject to design). These slabs are not classified as a "finished" surface
TERMITE PROTECTION	Rentokil Homeguard Red termite protection to pipe penetrations and perimeter cavity with 25 year warranty and \$1,000,000 insurance cover

Services & sustainability

HOT WATER	26L continuous flow, 6 star gas wall mounted (recessed into wall) hot water system
ELECTRICAL	<ul style="list-style-type: none"> • Double power points (Double GPO) to all rooms including Garage • Power provision (Single GPO) for fridge provision, dishwasher provision, microwave provision & rangehood provision • Single Phase switchboard and recessed meterbox • 2 globe heat /fan/ light unit to Main Bathroom and Bedroom 1 Ensuite vented into roof space with two external eave vents • Isolated powder room exhaust fan • Direct wired smoke detectors with battery back up as required *Region and house type dependant.
LIGHTING	10 x 9W Downlights to Main Living Areas
TV, PHONE AND DATA	2 x TV points and 1 x phone and data point
OTHER	<ul style="list-style-type: none"> • Heavy Duty Scaffold to perimeter of house (included for double storeys) • Safety Rail to perimeter of roof • Stair Void Protection





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DISCLAIMER: *House type dependent. References to block size are based upon a standard block which is up to 700m² with up to 1m fall across the block. "M" class soil classification, all services within boundaries, Garage setback up to 5.5m from front boundary, even cut and fill.

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