

## KITCHEN

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Floor: Engineered timber flooring  
 Skirting: White gloss finish to woodwork  
 Walls/Ceilings: Plasterboard with white low sheen acrylic/flat paint system  
 Lighting: Surface mounted feature downlights centered over kitchen bench  
 Appliances:  
 Oven: ILVE 600mm underbench multifunction electric oven or equivalent  
 Cooktop: ILVE 600mm 4 zone induction cooktop or equivalent  
 Rangehood: Artusi 600mm concealed externally ducted rangehood or equivalent  
 Dishwasher: ILVE semi-integrated dishwasher or equivalent  
 Microwave: ILVE built-in microwave or equivalent  
 Joinery: Exposed doors and fronts in select laminate. Carcass in melamine-faced whiteboard.  
 Benchtop: Engineered stone including feature waterfall ends  
 Splashback: Ceramic handmade-look tiles  
 Kitchen Sink: Double undermount sink  
 Sink Mixer: Mixer - gun metal grey  
 Drawer Insert: (1) x Bay (4) 400-450mm wide drawers (design specific)

## LIVING

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Floor: Engineered timber flooring  
 Skirting: Gloss finish to woodwork  
 Walls/Ceilings: Plasterboard with white low sheen acrylic/flat paint system  
 Lighting: Recessed downlights  
 Ceiling Fan: To living area

## BEDROOMS

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Floor: Carpet flooring to all bedrooms and hallways in a wool blend  
 Skirting: Gloss finish to woodwork  
 Walls /ceilings: Plasterboard with white low sheen acrylic/flat paint system  
 Lighting: Recessed downlights  
 Ceiling Fans: To all bedrooms  
 Wardrobes: Powder coat aluminum framed mirror sliding wardrobes with short and tall hanging & shelf  
 WIR: White melamine shelves with a mixture of drawers, shelving, and short & tall hanging (design specific)

## BATHROOM / ENSUITE

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Floor/Skirting: Ceramic tiles  
 Walls: Ceramic tiles to shower walls, vanity wall and bath hob where applicable  
 Walls/Ceilings: remaining walls as plasterboard with white low sheen acrylic/flat paint system  
 Lighting: Recessed downlights  
 Splashback Ceramic handmade-look tiles floor to ceiling to full vanity wall  
 Benchtop: Engineered stone  
 Main Bathroom Vanity: Wall hung vanity and single basin  
 Ensuite Vanity: Wall hung vanity and basin (design specific)  
 Waste: Tile floor waste to shower  
 Mirror: Frameless wall-fixed  
 Toilet Suite: Dual flush back-to-wall toilet suite - white  
 Basin: Round above counter ceramic basin - white  
 Spout & Mixer: Tall basin mixer - gun metal grey  
 Bath: 1510/1650mm Inset bath (design specific)  
 Bath Spout: Wall basin mixer - gun metal grey  
 Shower Screen: Semi frameless with black frame fitting  
 Shower Mixer: Shower wall mixer - gun metal grey  
 Shower Rail Combo: Shower rail - gun metal grey  
 Shower Shelf: Metal shelf - gun metal grey  
 Toilet Roll Holder: Gun metal grey  
 Robe Hook: Gun metal grey  
 Single Towel Rail: Gun metal grey (2) x to ensuite  
 Double Towel Rail: Gun metal grey (1) x to bathroom

## POWDER / WC

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Floor/Skirting: Ceramic tiles  
 Walls/Ceilings: Plasterboard with white low sheen acrylic/flat paint system  
 Lighting: Recessed downlights  
 Sink: Wall hung basin with chrome pop-up plug waste  
 Spout & Mixer: Wall mounted mixer - gun metal grey  
 Toilet Roll Holder: Gun metal grey  
 Single Towel Rail: Gun metal grey  
 Mirror: Frameless wall-fixed

## LAUNDRY

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Floor/Skirting: Ceramic tiles  
 Walls/Ceilings: Plasterboard with white low sheen acrylic/flat paint system  
 Joinery: Exposed doors and fronts in select laminate. Carcass in melamine-faced whiteboard.  
 Benchtop: Engineered stone  
 Splashback: Ceramic handmade-look tiles  
 Sink: Utility sink with overflow

## DECK / COURTYARD

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Floor/Skirting: Ceramic tiles

Balustrade: Metal or solid (design specific)

Lighting: Recessed downlights

Fans: External fan to deck/courtyard ceilings

Glazing (Sliding Doors): Powder-coated aluminium frames with standard clear glass

## GENERAL

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Walls/Ceilings: Plasterboard with white low sheen acrylic/flat paint system

Skirting: Gloss finish to woodwork

Cornice: Square set

Entry Door: Hinged door with translucent glass panel and painted gloss finish

Windows: Aluminum glazed windows with powder coated finish

Window Coverings: Roller blinds to all windows and sliding doors excluding wet areas and high stairwell windows

Internal Doors: Paint finish flush doors with matt black door furniture

Fans: Exhaust fan to wet areas

Ac: Reverse cycle ducted air-conditioning

Garage: Sectional lift Colorbond garage door, woodgrain impressed with automatic openers, inclusive of (2) x handheld and (1) x wall mounted transmitter

Communications: Data and TV points provided

Hot Water: 160L electric system or similar

EV Car Charger: Single phase charger installed in the garage

Solar System: 6.6kw PV system

Landscaping: Provided to private and public areas

Clothesline: Fold down clothesline