

Exterior/Structure

- > Engineer designed concrete ground slab
- > Preselected face brick, bagged brickwork and/or weatherboard cladding as per approved architectural drawings
- > Preselected Colourbond steel roof
- > Colourbond fascia and gutter, metal or PVC downpipes
- > Premium external paint finish as required
- > Preselected aluminium window and patio door, complete with flyscreen and single locking sliding screen respectively

Main Entry

- > Preselected quality front entry door set in solid timber frame, paint finish, complete with hinged single-locking barrier screen
- > Preselected quality door furniture
- > Preselected ceramic floor tile to porch and entry foyer

Interior

- > Internal doors, flush or cavity sliding door, paint finish
- > Walk-in robe to the main bedroom (if shown on plan)
- > Built-in robe in the main bedroom, fitted with aluminium frame sliding doors
- > 3 tiers of melamine shelves to linen cupboards
- > Preselected quality door furniture including chrome lever sets
- > Plasterboard/Villaboard internal wall and ceiling linings
- > 90mm cove cornice generally, 55mm cove inside robes
- > Pencil round skirting & architrave, paint finish
- > Preselected colour to internal walls and ceilings, premium washable paint, two coat system
- > roller blinds to all clear glass windows and patio doors
- > Carpet to bedrooms and living areas as per plan

Kitchen

- > Benchtop, preselected reconstituted 20mm stone finish
- > Cupboard doors with 1mm PVC edge
- > Pantry, corner cupboard (if shown on plan)
- > Extensive overhead cupboard with shelf (no bulkheads)
- > Soft close kitchen draws and cupboards
- > Preselected stainless steel cooktop, underbench oven, built-in rangehood, and underbench dishwasher
- > Stainless steel sink
- > Water conserving chrome mixer tap
- > One cutlery tray, metal drawer runners
- > Preselected ceramic floor tile, and tiled splashback

Laundry

- > Preselected laundry tub and cabinet
- > Preselected water conserving tapware
- > Preselected quality floor tiling, tiled skirting and splashback

Bathroom

- > Stylish vanity cupboard, moulded top and basin, gloss white
- > Shower with ceramic tile on floor
- > Aluminium frame shower screen, with safety glazing
- > Bath if shown on plan, acrylic bath tub, white
- > Water conserving dual flush cistern and pan, white
- > Quality water conserving mixer tap
- > Ceramic floor and wall tile as per approved drawing
- > Towel rail (single), towel ring and toilet roll holder, chrome
- > Mirror over vanity

Garage

- > Automatic panel lift door each with 2 remote controls
- > Access door as per approved drawing

Electrical/Safety

- > Single phase supply, connection fee paid
- > Generous supply of LED ceiling lights
- > Automatic circuit breakers with safety switch
- > Light switch adjacent to doorway, white
- > Generous amount of double power points, white
- > Builder's package internal & external light fittings
- > Hard-wired smoke detector with battery backup
- > Exhaust fan as required
- > One pre-wired TV point, shared TV aerial
- > Telephone point included

Landscaping

- > Colorbond/Timber fencing
- > Concrete driveway and footpath, natural colour
- > Soft landscaping as per approved landscape plan
- > Aluminium letterbox
- > Garden tap front and rear
- > Clothesline as required by Council

General

- > 25 year structural guarantee to protect capital investment
- > Home Warranty Insurance
- > All building products carry full Manufacturer's warranty
- > Pest control treatment according to Australian Standard
- > Energy conservation to comply with the BASIX certificate
- > Instantaneous hot water system
- > Single-phase ducted air conditioning
- > Tank if required according to BASIX Certificate
- > Wall & ceiling insulations to comply with BASIX Certificate
- > Provide and install separate meterage services for each unit (gas, water, electricity and NBN)