

INCLUSIONS





KITCHEN

BENCHTOPS

1. 40mm Stone Builders Range

SINK & TAPWARE

2. Abey (LUA200X) Princess Lucia Dbl Bowl 750x440mm Under or Top Mount Sink
3. Arcisan AX01250 Axis Gooseneck Sink Mixer Square Handle

CABINETRY

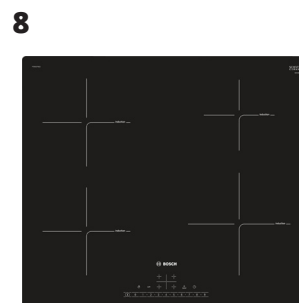
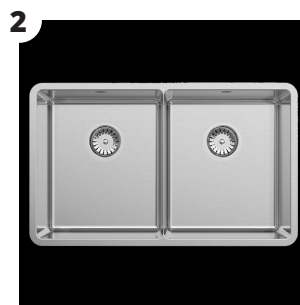
4. Gloss Laminate Doors & Panels
5. White Melamine Boxes

SPLASHBACK

6. Tiled Splashback P.C \$30.25 per Sqm

APPLIANCES

7. Baumatic GUH52SD 52cm Ducted Undermount Rangehood.
8. Bosch PIE631FB1E 60cm Induction Cooktop
9. Bosch HBA534BS0A 60cm Multifunction Oven with LED Display
10. Bosch SMU50E75AU 60cm Built Under Dishwasher



BATHROOMS & LAUNDRY

VANITIES

1. Stone 20mm Builders Range vanity benchtop
2. Laminate vanity units with one drawer sets
3. Choice of handles from our builders range.
4. Framed edge mirror 900mm high.

TAPWARE

5. Arto (7078) - Arto Square Low Profile AC Basin
6. Arcisan AX01210 Axis Basin Mixer
7. Grohe (19587000) - Bau Edge Wall Mixer

SHOWER & BATH

8. Fienza 444.107B Koko Rail Shower - Matte Black\
9. Abey (SRA01) - Novara Hammer Head Shower on Rail for Ensuite
10. NAUTILUS - Front Only (2 Panels + Door) - 1870mm X 1000W (mm)
11. 10MM FRAMELESS - Front + 90 Degree Return - 2100mm X Up to 1900mm girth
12. Caroma (OR6W) - Origin 1600mm Freestanding Bath

ACCESSORIES

13. Barben (PL-1309) - Plaza Toilet Roll Holder
14. Barben (PL-5016) - Plaza Dbl Towel Rail 600mm

TOILET

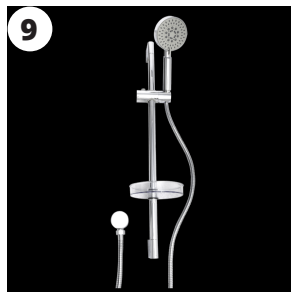
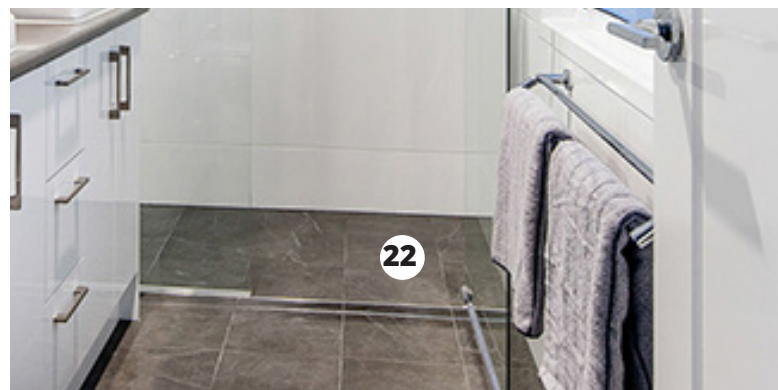
15. Caroma (OR6W) - Origin 1600mm Freestanding Bath

LAUNDRY

16. Arcisan AX01250.MB Axis Gooseneck Sink Mixer Square Handle - Matte Black
17. Everhard (71189C) - Project Laundry 45Ltr SS Bowl and White Metal Cabinet 600x500x872mm

TILING

18. Tiles to walls and floors from P.C 30,25 per Sqm
19. Tiled walls to 2.0 m in shower recess only and skirting tiles to remaining areas including water closet.
20. Splashback tiles above vanities to 200mm
21. Splashback tiles to 600mm behind bath.
22. Tiles shower bases and waterproofing.



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INTERIOR

CEILING

PAINT

3. Three coat Taubmans paint system to all internal walls.
4. Two Coat Taubmans flat white paint system to ceiling and cornice.
5. Gloss enamel paint to doors, architraves and skirting colour matched to walls.

DOORS AND WINDOWS

6. Corinthian 2040mm Internal painted flush panel passage doors.
7. 42mm architrave in splayed profile.
8. Your choice of Gainsborough 'g4 series' lever door handles to all passage and robe doors.
9. Designer styled powder coated aluminium windows with locks to openable windows.
10. Obscure glass to bathroom, water closet and ensuite windows.

STAIRS

11. Durian polished stair treads.
12. Stained hand rail and painted plaster balustrade to stairs.

WARDROBES & LINEN

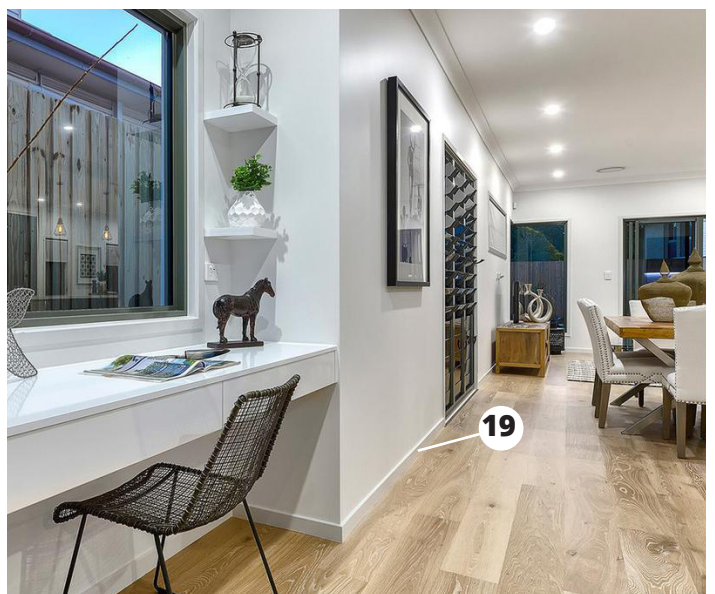
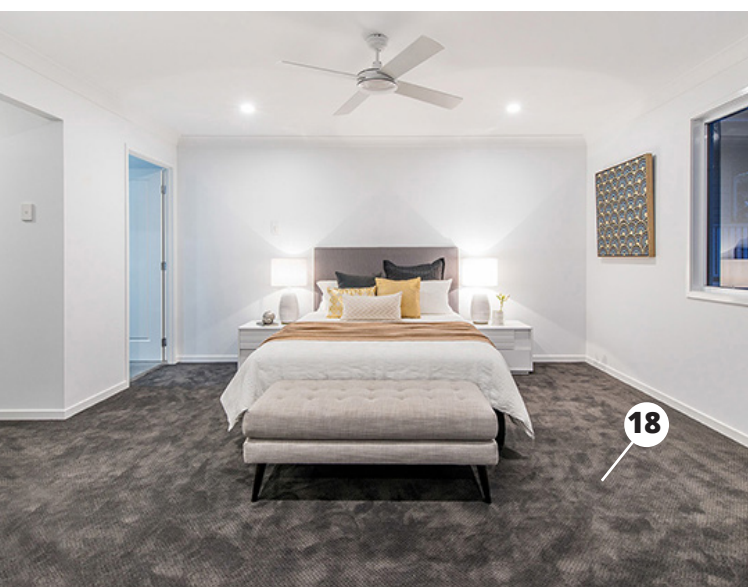
13. Walk in Robe to Master Suite.
14. Framed 2040mm vinyl sliding doors to all bedrooms robes and linen.
15. Built-in robes to all bedrooms, inclusive of painted top shelf, one robe tower and hanging chrome rail.
16. Linen press with four shelves.

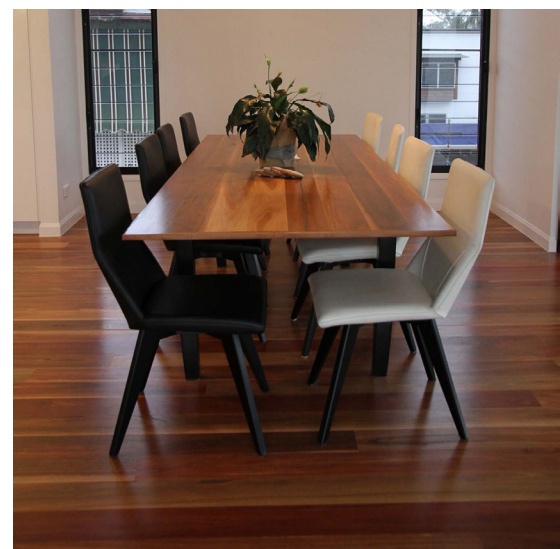
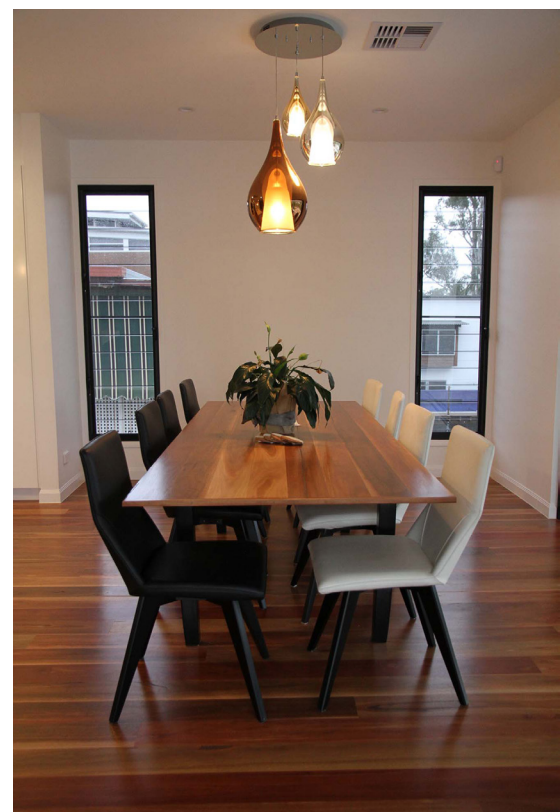
FLOORING

17. Ceramic tiles to wet areas, kitchen, dining and one family or living area \$30.25 per Sqm P.c allowance.
18. Carpet and rubber underlay to all bedrooms and one family or living area from builders range.
19. 67mm Skirting in splayed profile.

GENERAL

20. 10mm plasterboard to all walls and ceiling,
21. Villaboard internal lining to bathroom, laundry and ensuite walls where required only. Greenboard internal lining to remaining bathroom, laundry, ensuite and W.C walls where required only.
22. Professional cleaning to ensure your property is respectable at handover (Allowance for two (2) ckeabs ibky)





LIVING

LIGHTING & FANS

AIR CONDITIONING

5. 6.3 kW cooling capacity inverter split system air-conditioning to family or living room.

ENERGY EFFICIENCY

6. Energy efficiency report as per energy rating requirements.
7. Wall Wrap to external framed walls.
8. R2.5 Insulation batts to roofed ceilings of habitable areas if concrete roof tiles are installed or blanket insulation in lieu directly under roof sheets if COLORBOND roof converying is included.
9. Rinnai 26 LPM hot water system.

ELECTRICAL

10. Exhaust fans to bathroom, ensuite and main toilet.
11. Two double power points in kitchen, garage and family room.
12. One double power point in all rooms excluding kitchen.
13. Two T.V points- Family room and main bedroom.
14. One Phone point.
15. Smoke Alarms as required.
16. Standard single phase connection underground.



FACADE & EXTERIOR

FACADE

1. Rendered External Walls
2. Sectional COLORBOND Steel Garage door.
3. Your choice of Corinthian Madison range 2040mm x 820mm front door.
4. Gainsborough entrance door handle set.
5. Linea or Matrix Cladding
6. External Ballustrade, Steel or fixed Glass.

LANDSCAPING

7. Exposed aggregate driveway.
8. Concrete slab for patio and alfresco.

SITE WORKS, SLABS & CONNECTIONS

9. Site scrape and/or balanced cut and fill excavation for up to 400mm depth, excavation as required.
10. Slab as required.
11. Physical Termite barrier.
12. Sewer & Storm water connection as required.
13. House constructed for "n2" wind rating conditions.

GENERAL

14. Undercover alfresco outdoor living area including plaster ceiling.
15. T.V Antenna.
16. Fold out Clothesline.
17. Two external garden hose taps.
18. Aluminium frame sliding windows and glass doors keyed alike.
19. Builder will clean all builders debris etc. from the site to enable landscaping to proceed unhindered.

PRE-LIM

20. Self assessable council fees, portable long service, leave and BSA.
21. Construction Insurance.
22. Standard working drawings.

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