

Designer Inclusions.



start living

Designer Inclusions

kitchen	
Cooktop	Fisher and Paykel 900mm European stainless steel gas cooktop
Oven	Fisher and Paykel 900mm stainless steel multifunction oven, or 2 x Fisher and Paykel 600mm stainless steel multifunction ovens (Design Specific)
Rangehood	Fisher and Paykel 900mm concealed rangehood, vented to external
Dishwasher	Fisher and Paykel Dishwasher
Microwave	Fisher and Paykel stainless steel microwave with trim kit
Benchtops	40mm pencil round edge Stone benchtops
Splashback	Ceramic tiled splashback
Cabinetry	Polytec Polyurethane cupboard doors and drawer fronts with soft close
Water Point	Tap to rear of refrigerator space
Water Filter	Inline water filter fitted under kitchen sink with the filtered water delivered directly through the kitchen sink mixer
Pantry	As nominated on plan.
Bin	Slide-out bin enclosure
Handles	Hettich handles to base cupboards
Sink	Double bowl stainless steel undermount sink
Tapware	Posh Gooseneck sink mixer in chrome finish
ensuite / bathroom / powder room	
Free-Standing Bath	White free-standing bath with chrome waste and rubber plug as indicated on plan
Cabinetry	Fully laminated vanity units
Benchtops	20mm pencil round edge Stone benchtops
Vanity Basins	Inset vanity basin with chrome waste and white plug to ensuite and bathroom (design specific)
Mirror	Polished edge mirror
Handles	Hettich handles
Shower Screens	2,000mm high framed shower enclosure in bright chrome finish and clear safety glass and a semi-framed pivot door to bathroom and ensuite
Accessories	Posh Towel rails
Tapware	Stylus Cadet chrome mixer tapware to basin, shower and bath with matching chrome bath outlet
Toilet	Posh Solus white vitreous china dual flush close coupled toilet suite with soft close seat (design specific)
Exhaust Fans	Exhaust Fan to ceiling space in ensuite and bathroom
Floorwaste	Chrome floor wastes throughout
Tiling	Full Height Tiling to bathroom and ensuite, excludes powder room

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Doors	
Front Door	As per drawings. Clear glazed in a paint finish
Internal	Flush panel hinged doors
Sliding Doors	Aluminium sliding doors where specified
door furniture	
Front Door	Trilock leverset double cylinder deadlock to the front entry door in chrome finish
Internal	Leverset (Privacy sets to bathrooms, WC and all bedrooms)
flooring	
Ceramic Tiles	600 x 600mm ceramic floor tiles to main floor areas (entry, dining, family, kitchen, pantry, hallway & linen) (design specific)
laundry	
Laundry Tub	800mm wide laundry base cupboard with laminated doors, end panels and laminated square edge benchtop with an ABS edge and matching kick boards and Radiant Vital 45L f/line SS drop in tub with F/mix to laundry (design specific)
Exhaust Fan	Exhaust fan to ceiling space in laundry
Tapware	Caroma Aqua sink mixer
Splashback	Tiled splashback to laundry tub
internal	
Cornice	90mm Cove cornice
Gas Package	Gas cooktop, HWS and heating point (where natural gas is available)
Robes	WIR to main where nominated and framed mirror sliding doors to bedroom robes
Skirting	Skirting board and architrave. HMR custom wood, half splayed
Shelving	White shelving to all robes, linen and pantry
foundation / frame	
Slab	Concrete slab structurally designed by qualified engineers
Ceiling	As per plan.
Frame	Truecore Steel Frame
electrical	
Air- Conditioning	Reverse Cycle Ducted A/C System (single or 3 phase- estate specific)
Lighting	Downlights throughout 2 x Downlights to underside of overhead kitchen cupboards
Alarm	Alarm system with 4 PIR sensors, 1 LCD keypad, control panel & internal/external siren
Powerpoints	Throughout as detailed on electrical plan, external double waterproof power point to the alfresco
USB GPO's	Six (6) Iconic USB double power points: 2 in living rooms, 1 in kitchen and 1 in each bedroom
Phone	Six (6) Cat 6 Data points: 2 x 2 in living rooms, 1 in kitchen and 1 in main bedroom

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Television Point	Three (3) x TV points: 1 in main bedroom, 1 in living and 1 in theatre
hot water system	
Hot Water System	Rheem Metro 26 instantaneous gas hot water unit (where natural gas is available)
paint	
Internal Walls	Taubmans low sheen 3 coat paint system
Internal Woodwork	Taubmans gloss paintwork 3 coat paint system
Exterior	Taubmans acrylic paintwork 3 coat paint system
external	
Walls	Face brickwork with Austral Bricks where indicated on plan
Render	2 coat Moroka finish to selected areas as indicated on plan
Windows	Aluminium windows throughout
Flyscreens	Flyscreens to openable windows excluding hinged and sliding doors
Roof	As per plans
Fascia and Gutter	Colorbond fascia and guttering. Downpipes 90mm Round PVC to match guttering
Sarking	Sarking to roof and external walls
Garage Door	Sectional Colorbond garage door, with two handsets, wall mounted button and additional remote control handset
Ceramic Tiles	450 x 450mm ceramic floor tiles to porch and alfresco
Garden Taps	One to front and one to rear
Landscaping	Turf to front and rear (to estate requirements) Letterbox Garden to Front Yard
Driveway	Driveway and Crossover/Colour sealed to estate requirements
Fencing	To estate guidelines
TV Aerial	Television aerial
Clotheslines	Included
Gas Connection	Gas point to alfresco (where natural gas is available)

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