

37 Hope Street, Bunyip INCLUSIONS

BASE & SERVICE CONNECTIONS

- Concrete slab construction
- Electricity, gas, water & telephone connections
(Note – consumer account fees are not included)
- Sewer & stormwater connections

FAÇADE & EXTERIOR

- Façade is specific to each home – refer to plans for details
- 450mm eaves to façade and other areas as shown on plans
- Lintels & brickwork above façade windows and entry door
- Painted FC sheet infills above side & rear openings
- Painted infill above garage door
- 2590mm ceiling height to dwellings
- Bricks from builders Category 1 selection.
- Cement roof tiles from builders Category 1 selection OR colorbond roof (design specific – refer to plans)
- Colorbond gutters, fascias & downpipes
- Aluminium windows (single glazed) with locks
- Flyscreens to all openable windows
- Aluminium sliding doors (design specific) with locks
- Aluminium barrier doors to sliding external doors
- Corinthian Madison PMD104 entry door with clear glazing
- Lockwood Nexion Vision 3 in 1 lockset to entry door
- Lockwood Symmetry knob set to other external hinged doors
- Sectional overhead panel door OR roller door to garage
- Remote control to garage door (2 x remotes)

INTERIOR FIXINGS

- Flush panel doors throughout (2040mm high)
- Lockwood Velocity range metal lever internal door furniture
- Chrome hinges, latches, strikers and flush pull handles
- 67 x 18mm single splayed skirting boards & architraves
- Cushioned vinyl door stops to passage doors as required
- Robes to bedrooms with single melamine shelf and rail
- Linen cupboard & pantry with 4 melamine shelves
- *Cupboard types & configurations are design specific
- 75mm Scotia cornice throughout dwelling and garage

KITCHEN

- Premium laminate base cabinets and overhead cupboards
- Soft closing to doors & drawers
- Reconstituted stone benchtops with 20mm edge
- Built in / Walk in pantry with 4 melamine shelves
- 60cm Stainless steel underbench oven
- 60cm Stainless steel gas hotplate with wok burner
- 60cm stainless steel slideout rangehood (vented to roof space)
- 60cm stainless steel dishwasher
- 1.5 bowl stainless steel sink with drainer
- Chrome sink mixer tap

ENSUITE, BATHROOM & WC

- Premium laminate vanity cabinets with soft close doors
- Reconstituted stone benchtops with 20mm edge
- Chrome basin, bath & shower mixer tapware
- Chrome rail showers with multi-function outlet
- Tiled shower bases to bathroom & ensuite
- Square inset VC vanity basins
- 1500mm acrylic bath set in tiled hob
- Close coupled VC toilet suite with soft close seat
- Semi frameless showers screens with clear glass & pivot door
- Polished edge mirrors to full width of vanities (1000mm high)
- Chrome towel rails & toilet roll holders

LAUNDRY

- Colorbond metal cabinet with 45L inset trough.
- Chrome sink mixer tap
- Washing machine stops located inside cabinet

ELECTRICAL

- Smoke detectors & safety switches to Australian Standards
- Batten fix light points to interior & exterior
- Clipsal Classic switches & double power points throughout
- TV points x 2
- Digital TV antenna
- Telephone point to kitchen
- Sealed Exhaust fans to ensuite, bathroom & WC
- NBN fibre optic provision (if service is available)

PAINTING

- 3 coat low sheen acrylic to interior walls
- Low sheen acrylic to trim & doors
- Exterior weathertough acrylic to all external painted surfaces

WALL TILING

- Ceramic tiles from builders range to wet areas & kitchen

FLOOR COVERINGS

- Ceramic floor tiles from builders range to bathroom, ensuite, WC and laundry.
- 100mm high tiled skirtings to wet areas
- Ceramic floor tiles from builders Category 1 range to entry, hallway, kitchen, dining & family room.
- Carpet from Builders Category A selection to all remaining areas

HOT WATER

- Solar Smart hot water system with single high efficiency panel and 26 L/min continuous flow gas booster hot water

HEATING

- Gas ducted heating (unit size & number of outlets design specific)
- Split system airconditioner to main living area

INSULATION

- R1.5 batts and single sided sisalation foil to walls
- R2.5 batts to ceilings.
- All homes comply with 6 star energy rating

WINDOW FURNISHINGS

- E Screens to front elevation windows
- Full block out roller blinds to all windows & sliding doors

EXTERIOR

- Front & rear garden taps
- Coloured concrete driveway & paths
- Clothesline
- Letterbox
- Landscaping
- Fencing

Plans, inclusions and prices are subject to change without notice.
The information contained herein is a general guide only and may vary according to design. Please confirm all details with our sales consultants.



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Bunyip

*Subject to developers final approval, statutory regulations & builders preferred sitting.
*Pricing & inclusions subject to change without notice. Pictures for illustration purposes only.