

### **EXTERNAL**

Digital Entry Lock

Colorbond sectional Garage door with 2 remote controls and 1 mounted handset

26 litre, instantaneous gas hot water system

300 x 300 Tiles to front porch

External garden taps (where applicable)

### **KITCHEN**

40mm Edged Stone Benchtop

Polytec finish to Kitchen cabinetry

Feature finger-pull edge to all drawers and doors including soft-close hinges

FISHER & PAYKEL Stainless Steel Oven

FISHER & PAYKEL Stainless Steel Gas Cooktop

FISHER & PAYKEL Stainless Steel Slide-out Rangehood

FISHER & PAYKEL Stainless Steel Dishwasher

Double bowl designer stainless steel Kitchen sink

Goose neck Mixer Tap

300 x 600 Tiled splashback

## INTERNAL

Premium paint to walls and ceilings throughout home (3 coat system)

Skirting and architraves (paint finish)

Semi Framed mirrored sliding doors to Wardrobes including three (3) drawers and three (3) internal shelves with hanging rail and white glass

Flush panel doors

Brushed nickel Lever door furniture with privacy locks to all Bathrooms, Master Bedroom and Powder Room

Natural gas heating point within house

MDF internal staircase - paint finish & timber handrails (2 storey designs only)

Builders range of 6.5mm Hybrid flooring to Living, Dining, Stairs & Bedrooms.

## BATHROOM, ENSUITE & POWDERROOM

Ceramic tops to wall hung vanity units in all Bathrooms and Ensuite where applicable

Semi-frameless shower screens in Main Bathroom & to Ensuite

Square basin mixer, shower set & bath mixer in Bathroom and Ensuite (and powder if applicable)

Adjustable Shower Head

Back to wall toilet suite to all Bathrooms and Powder Room

Chrome Finish towel rails to Bathroom & Ensuite (size subject to design)

Towel Ring to Powder Room

Wall hung basin in Powder Room with splashback

Main Bathroom & Ensuite: Provide Full height tiling

Skirting tile to all side of powder room and laundry

Polished Edge Vanity mirrors to Bathroom & Ensuite only

Exhaust Fan to bathrooms

Chrome floorwaste

Square Freestanding Bath tub (If shown on the plan)

Obscured glaze to wet area windows



# **LAUNDRY**

Laundry Tub with mixer

Splash back tiles to the Laundry tub with Skirting

300mm x 300mm floor tiles

Washing machine taps

# ELECTRICAL

LED down lights to Whole house (Layout as per electrical plan)

Power points and light switches. Double power points throughout with singles to dishwasher, fridge and microwave. Point as per electrical plan

Hard wired smoke detectors (with battery backup) to Australian Standards and Security Alarm

2 Television points, 2 Data points and 2 telephone points through the house. Layout as per Included in electrical plan

External weatherproof double GPO in Patio (where applicable)

External LED downlight to the front porch ceiling (where applicable)

Video Intercom on Ground floor only

Ducted Air-Conditioning with 2 zone ducted day/night system

## ROOFING

Main roof to be done in standard concrete roof tile with an optional extra to upgrade to colorbond metal roof

Thermoseal sarking to underside to tiled roof and 55mm anticon blanket to underside of metal roofs

Colorbond fascia's and quad gutters (where applicable)

Painted PVC downpipes

## LANDSCAPE

1.8m height Boundary fencing (Colorbond / Timber as per Council requirements)

Side access gate and fixed panel on other side

All applicable retaining walls

Turf to back yard

Clothline

## OTHER FEATURES

Colour through concrete driveway to the front of the house

Plain concrete cross-over as per local authority requirements

Supply and install Letter box as per Strata Plan

## WARRANTY

90-day maintenance period

6-year Structural gaurantee

Waterproofing certification



