

FOUNDATIONS/ FALL OF LAND

- Foundation and all site works included.

SERVICES

- Underground power.
- Water connection.
- Gas connection (where applicable).
- Sewer and stormwater connection.
- Termite protection.
- Optic Fibre conduit.

EXTERNAL CLADDING

- Combinations of render and lightweight lining board.

ROOF

- Pitched roof with Colorbond flashings.

WINDOWS

- Powder coated aluminium frames.

FRAMING

- Pine or steel framing to walls and roof as per Engineer's requirements.

KITCHEN (REFER COLOUR DOCUMENT FOR SPECIFIC THEME)

- 20mm Reconstituted Stone benchtop laminate cabinet and cabinet doors.
- Melamine shelving to cabinets.
- European 600mm stainless steel oven.
- European 600mm gas cooktop.
- European 600mm rangehood.
- Stainless steel double bowl sink.
- Flick mixer tap in chrome finish.
- Dishwasher including single power point.
- Tiled splashback.

ENSUITE/BATHROOM

- Semi-frameless shower screen with pivot door and fully tiled shower base.
- Vitreous china hand basins to ensuite and bathroom.
- 20mm Reconstituted Stone benchtop.
- Polished edge mirrors.

DOORS

- Primed timber entry door with glass panel.
- Flush panel (2,040mm high) internal doors throughout.
- Lockwood levers to internal doors, passage doors.
- Lockwood Entry door set.
- Door stops to all opening doors where applicable.
- Robes include white melamine shelf with chrome hanging rod.

- Linen includes four melamine shelves.
- Doors include chrome hinges, latches and striker plates throughout the house.

LAUNDRY

- 32 litre trough and acrylic cabinet with by-pass.

TAPWARE

- Chrome mixers to basins, showers, bath and laundry trough.
- Washing machine stops in chrome finish to laundry.

W.C.

- White china close coupled suites throughout.

CEILING

- 2,440mm/2,590mm high ceilings to lower floor (design specific).
- 2,590mm/2,440mm high ceilings to first floors (design specific).

HEATING

- Reverse cycle split system to lower level and upper level.
- Wall mounted heaters provided to bedrooms with no reverse cycle split system.

HOT WATER

- Instantaneous hot water system.

ELECTRICAL

- Safety switch.
- Exhaust fans over shower recesses.
- Hard wired smoke detectors.
- Double power points throughout house.
- Self sealing exhaust fans to W.Cs.
- LED Recessed down lights throughout.
- TV, Data and Phone point to family and master bedroom.
- Door Bell to entry.

PAINT

- External paint to external cladding. Note: Colorbond down pipes, fascia and gutter.
- Wattyl Easyflow Gloss to internal woodwork and doors.
- 3 coat paint system of Wattyl Low Sheen.
- Washable Velvet to internal walls.
- Wattyl Supercovers White to ceilings.

FLOOR AND WALL COVERINGS

- Floor and wall tiles to ensuite, bathroom and laundry.
- Floor tiles to W.C (Powder Room where applicable).
- 100mm tiled skirting to wet areas.
- Timber laminate flooring to entry, living and kitchen.
- Carpet to bedrooms.

BUILD WITH CONFIDENCE

TILES

- Floor and wall tiles to ensuite, bathroom, laundry and loft ensuite (refer to detailed drawings for extent of tiled areas).
- Floor tiles only to W.C (Powder Room where applicable) and wall tiles only to Kitchen splashback.
- 100mm tiled skirting to wet areas.

PLUMBING

- Concealed plumbing.

INSULATION

- Energy compliant.

GARAGE

- Lock up Garage with Colorbond panel lift Including 2No. remote control.

OUTDOOR

Landscaping, complete with:

- Letterbox.
- Entry paths.
- Clothesline (where applicable).
- Front and side fencing.

EXTRA FEATURES

- 75mm cove cornice throughout house.
- 67mm decorative skirting.
- 42mm decorative architraves.

STAIRCASE

- Carpet staircase and timber handrail.