
LIST OF INCLUSIONS

External

- Slab – Engineered Slab as per the plans
- Frame – MPG10 or 5F Frame with engineered roof Trusses
- Ceilings – 2400mm
- Water Taps – 1 x rear of property
- Bricks – to be selected
- Roof – Concrete coloured roof tiles
- Entry door – Corinthian XV4 or similar
- Laundry door – Corinthian or similar
- Facial – Colour bond Metal
- Gutters – Colour bond metal as builders' discretion
- Downpipes - Colour bond metal connected to SWD at builders' discretion
- Window – Aluminium
- Insulation – as per 6 star energy rating
- Electrical – safety switch to meter box, meter box to external, switch board to external & earth stake
- Telephone wiring x2 points included – owner to arrange from street to house
- Antenna – Pre-wiring x2 points included
- Hot water – Hot water service SQ 135
- Lighting – External x2 off
- Landscape as per the landscape plan
- External and internal fencing.

Garage

- Remote panel lift garage door – Choice of colours

Internal

- Lighting -Living, Dinning and Kitchen – LED Downlights
- Rooms, Toilets, Laundry and Garage - Batten lighting Exhaust fans – 1x each shower
- Power points – 1x double to each bedroom 2 x master bedroom, 1 x family, 1 x meals, 1 x laundry 2 x living, 1 x each bathroom, 1 x garage, 2 x kitchen to cooktop or by plan
- Paint – Front entry 2x Gloss Enamel, Fibre cement sheets 2x low sheen acrylic, external timber 2x low sheen acrylic
- Door Furniture – Passage set and robe knobs from builders range
- Robes – includes 1 x shelf and chrome hanging rail
- Linen - x 4 shelves
- Cupboards – includes 1 x shelves
- Panty – includes x4 shelves
- Doors – 4 panel
- Architraves – MDF 90mm
- Skirtings – MDF 67mm
- Plaster – 10mm plaster board to walls, WR boards to wet areas, 10mm plaster board to ceilings and 55mm cove cornices
- Carpet – From builders range with underlay to untiled living areas
- Tile – Porcelain Tiles 600 x 600
- Paint – Internal walls 2x low sheen acrylic
- Internal doors 2 x gloss enamel
- Painted woodwork 2 x gloss enamel
- Ceilings 2 x flat acrylic
- Heating – Ducted heating Bravis or similar up to 5 outlets
- Cooling – Evaporative cooling

Kitchen

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- Bench top- Stone Bench tops
 - Handles- to all doors choice of styles and colours from builders range
 - Doors – 2 pack with selection of colours and styles
 - Overheads – cupboards above stove with rangehood
 - Stainless Steel Oven – 600mm fan forced oven
 - Stainless Steel Hotplate – 900mm 4 burner gas cooktop
 - Stainless Steel Rangehood – 600mm slide out range hood
 - Sink – 1&3/4 bowls single drainer stainless steel
 - Tap ware – flick mixer from builder range

Bathrooms

- Vanity Top – Laminate with selection of colours and finished
- Handles – to all doors selection of styles and colours from builders range
- Doors – Laminate with selection of colours and styles
- Exhaust fan – ceiling exhaust fan
- Basin – Self rimming basin
- Mirrors – To width of vanity
- Tap ware – selection from builder range
- Bath – 1670x760 bath (White)
- Shower Base – 900x900 polymarble moulded shower base
- Shower screen – pivot shower screen with laminated glass matched Frame

Ensuite

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- Vanity Top – Laminate with selection of colours and finished
 - Handles – to all doors selection of styles and colours from builders range
 - Doors – Laminate with selection of colours and styles
 - Exhaust fan – Ceiling exhaust fan
 - Basin – Self rimming basin
 - Mirrors – To width of vanity
 - Tap ware – selection from builder range
 - Shower Base – 900x900 polymarble moulded shower base
 - Shower screen – pivot shower screen with laminated glass matched Frame
 - Toilet – From builders range

Laundry

- Trough – 45 Lt acrylic Trough and cabinet and bypass
- Tap Ware – Mixer tap

Notes

Please note that any variations will incur an extra cost to the purchaser.