

INCLUSIONS

ELECTRICAL

- ✓ Double power points throughout.
- ✓ LED Downlights, excluding garage.
- ✓ One pay TV point with cabling bundled in roof space for connection with provider by the purchaser after handover.
- ✓ Three data points and one telephone point ready for connection to NBN by the purchaser after handover.

JOINERY AND FINISHES

- ✓ Feature front door and timber entry door frame.
- ✓ Deadlocks to all external hinged doors and garage/house internal hinged door (If applicable).
- ✓ Flush panel and gloss painted internal doors.
- ✓ Chrome lever style internal door furniture.
- ✓ WIR or built-in robes to bedroom one and built-in robes with sliding vinyl framed doors to all other bedrooms.
- ✓ Quality acrylic paint to all walls and ceilings (Industry standard two coat system).

KITCHEN, BATHROOM AND LAUNDRY

- ✓ Fully laminate kitchen cabinet doors, end panels and drawer fronts with Melamine base and overhead cabinet carcasses.
- ✓ Reconstituted stone benchtop to kitchen bench.
- ✓ Stainless steel 1 ¾ bowl sink to kitchen.
- ✓ Chrome lever mixer tap to kitchen sink.
- ✓ Stainless steel 600mm gas cook top.
- ✓ Stainless steel fan forced electric oven.
- ✓ Stainless steel 600mm fully retractable rangehood.
- ✓ Stainless steel dishwasher.
- ✓ 45 litre stainless steel laundry trough with cabinet.
- ✓ Dual flush toilet suites, with self-closing lid.
- ✓ Acrylic bath to tiled podium.
- ✓ Semi frameless clear safety class pivot shower screens.
- ✓ Fully laminated vanity unit with square edge benchtop and vitreous china basin to ensuite and bathroom.
- ✓ Laminate benchtops to powder, ensuite and bathroom.
- ✓ Polished edge and frameless mirror over vanity units.
- ✓ Chrome finish towel rails and toilet roll holders to all bathrooms and toilets.
- ✓ Chrome finish mixer tapware throughout.
- ✓ Handheld shower heads.

FLOORING

- ✓ Laminate timber look flooring to entry, kitchen and living.
- ✓ Ceramic floor tiles to bathroom, ensuite and laundry.
- ✓ First quality carpet with underlay to stairs and all first floor rooms except wet areas.

FIXTURES AND FITTINGS

- ✓ Powdercoated aluminium windows with keyed alike window locks and keyed alike external sliding door.
- ✓ Obscure glazing to bathroom, ensuite and WC windows as required.
- ✓ Colorbond valleys, fascia, guttering and downpipes.
- ✓ Flyscreens to all openable windows.
- ✓ Instantaneous hot water service.
- ✓ Single split system condenser with 2 programmable heads to bedroom one and living area.
- ✓ 2590mm ceiling heights to ground floor and 2400mm to first floor.
- ✓ Roller blinds to bedrooms, living areas and kitchen.

EXTERNAL WORKS

- ✓ Perimeter boundaries fencing.
- ✓ Landscaping to front and rear yards.
- ✓ Letter box with street number.
- ✓ Wall or ground mounted folding clothesline.
- ✓ Colorbond sectional garage door with auto opener and three hand-held transmitters.

UPGRADES

KITCHEN UPGRADE PACK 1

\$4,700

- Cat 1 Glass splashback in lieu of Cat 1 Tiles.
- Franke Drina DRX621 Kitchen Sink in lieu of Seima Acero SKS-A1080.
- Soft Close hinges for drawers and doors in lieu of standard to Kitchen.
- 20mm Stone Cat 1 Waterfall end to Kitchen benchtop (900mm Wide and design specific).

KITCHEN UPGRADE PACK 2 - 60CM SMEG - OPTION A

\$4,782

- Smeg 60cm Oven SFPA6300X in lieu of Technika 60cm TB60FDTSS-5.
- Smeg 60cm Gas Cooktop CIR66XS3 in lieu of Technika 60cm TB64GWFFS-4.
- Smeg 60cm Slideout Rangehood STH600X in lieu of Technika 60cm SL10160I-4.
- Smeg 60cm Dishwasher DWAU6315X in lieu of Technika 60cm TBD4SS-5.

KITCHEN UPGRADE PACK 2 - 90CM SMEG - OPTION B

\$6,646

- Smeg 90cm Oven SFPA6300X in lieu of Technika 60cm TB60FDTSS-5.
- Smeg 90cm Gas Cooktop CIR66XS3 in lieu of Technika 60cm TB64GWFFS-4.
- Smeg 90cm Slideout Rangehood STH600X in lieu of Technika 60cm SL10160I-4.
- Smeg 90cm Dishwasher DWAU6315X in lieu of Technika 60cm TBD4SS-5.

KITCHEN UPGRADE PACK 2 - 90CM TECHNIKA - OPTION C

\$1,776

- Technika TB90FSS-5 900mm Oven in lieu of Technika 600mm Oven.
- Technika TB95GWFF-4 900mm Cooktop in lieu of Technika 600mm Cooktop.
- Technika SL10190ISS-4 900mm Rangehood in lieu of Technika 600mm Rangehood.

ENSUITE/BATHROOM/POWDER UPGRADE PACK 3

\$1,550

- Matt Black shower frames in lieu of Chrome shower frames.
- Matt Black Vivid Slimline basin mixers VS770MB in lieu of Chrome Subi 10577000C.
- Matt Black Vivid Slimline wall mixers VS780MB in lieu of Chrome Subi 10578000C.
- Matt Black Vivid wall outlet V776MB in lieu of Subi 10512160C.
- Matt Black Vivid Slimline rail shower V685MB in lieu of Chrome Vivid V685CHR.

NOTE: Where there is no powder room in a design, a credit of \$119 will apply.

SECURITY SYSTEM UPGRADE PACK 4

\$1,180

- Bosch 2000 Series - 8 Zone System.
- 3 x PIR Detectors strategically mounted in high traffic zones.
- 1 x ICON LCD Code Pad. Internal screamer and external combination siren and blue strobe light.
- Battery backup and power supply, including all wiring and cabling and programming of system. Builder to provide power and telephone points at the alarm panel.
- This system is capable of accepting a maximum of 8 detectors.

SPLIT SYSTEM UPGRADE (Subject to Design and locations of heads at Builder's direction).

\$4,940

- Provide additional heads to Beds 2, 3 & 4.

COLD WATER POINT TO FRIDGE SPACE

\$150

ELECTRICAL UPGRADES

- Additional Single Power Point \$59 ea.
- Additional Double Power Point \$68 ea.
- Additional TV point \$127 ea.
- Additional Data Point \$96 ea.
- Dimmer Switch \$95 ea.

TOTAL UPGRADE OPTIONS