



DOUBLE STOREY INCLUSIONS

General

- Soil test & Contour survey
- Full working drawings

Unique Inclusions

- Structural engineering (M Class waffle slab)
- Building permits
- Homeowners warranty insurance

Connections

- Sewer & storm water connections
- Gas, electricity & water connections
- 2x External Taps (location to be determined by plumber/water authority)

Site

- Up to M Class included (excluding bored piers, rock excavations & removal)
- Site cut up to 450mm
- Site levelled and builder's rubble removed at the completion of building works
- Termite protection – Part A & Part B
- Temporary fencing upto 30L/M

Energy Rating

- 6 Star energy rating report
- Solar hot water service Or Recycled Water (Estate Specific)
- Up to R1.5 batts and sisalation to external walls (excluding any internal insulation if required)
- Up to R4.0 batts to ceilings - for slab floors (excludes garage, porches/balconies & alfresco)
- Single glazing to all windows & doors (excluding double glazing & Low-E)
- Energy efficient exhaust fans positioned above all showers

Exterior

- Concrete roof tiles from builder's range
- Quality fascia, quad gutters & downpipes
- 22.5 degree roof pitch
- Builders Range Cat 1 Bricks
- Plaster lined ceiling to Alfresco & Porch

Garage

- Colorbond sectional garage door with automatic opener
- Pedestrian weatherproof door to rear of garage (design specific)
- Flush panel internal access door



Windows

- Powder coated aluminium sliding windows
- Window locks to all openable windows
- Flyscreen's to openable windows

Doors – External

- 2040mm front entry door with clear glazing
- Lockable modern chrome lever entrance sets to all external doors

Doors – Internal

- 2040mm high flush panel hinged internal doors
- Lever doors handle throughout
- Air cushioned doorstops - chrome

Heating

- Gas ducted heating with programmable thermostat

Painting

- 3 Coat System quality paint throughout
- Semi Gloss Internal architraves, skirting and doors
- Painting to edge of tiles where required (eg: tile skirting/shower tiles)

Internal Items

- Quality pine wall frame and roof trusses
- 2590mm ceiling height to ground floor and 2440mm ceiling height to first floor
- 67mm x 18mm single bevelled architrave & skirting
- 75mm cove cornices throughout
- All robes with single shelf and hanging rail
- Pantry & Linen – 4 x melamine shelves
- WIR to Master bedroom
- MDF Staircase with carpet finish

Electrical

- 40 LED lights throughout
- Flood light outside laundry
- Batten lights to remainder of your home
- Clipsal Iconic double power points throughout
- Clipsal Iconic wall mounted light switches
- Hardwired smoke detectors with battery backup
- Safety switch to meter box
- 2 No. TV Points to Family, Bedroom 1
- 1 No. Telephone/ 2 Data points



Appliances – European Style Stainless Steel

- Technika 900mm Cooktop
- Technika 900mm Oven
- Technika 900mm Canopy Rangehood
- Technika 600mm Dishwasher

Kitchen

- 60mm Stone bench-top (Builder range)
- Laminated cupboards with melamine shelving
- Overhead cupboards with melamine shelving
- Cutlery drawers 1 set of 4
- Stainless steel double bowl sink with drain tray
- Chrome mixer tap

Ensuite/Bathroom

- 20mm Stone bench-tops (Builder range)
- Laminate cupboards with melamine shelving
- 2000mm high fully framed shower screen - clear glass
- Tiled shower base (design specific)
- Polished edge mirror to vanity
- Chrome mixer taps/shower roses
- Toilet suite
- Toilet roll handles
- Towel rails

WC

- Toilet suite
- Toilet roll holder

Laundry

- 20mm Stone bench-top (Builder range)
- Laminate cupboard with melamine shelving
- 45L trough with Chrome mixer tap
- Tiled Splash back

Wall and Floor Tiling

- Upto 600x600 tiles to bathroom & ensuite (Builder range)
- Tiled Splash back to Kitchen
- Polished chrome tile edge trim to corner of bath hob & niches

Floor Coverings

- Timber laminate flooring to Entry, Kitchen, meals and living
- 100mm Skirting tiles to Bathroom, WC, Ensuite & Laundry
- Quality Carpet to remainder of your home