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## STANDARD INCLUSIONS

### EXTERNAL

- M Class Slab with site works to 500mm
- Recessed wet areas
- 60m<sup>2</sup> Sponge finish concrete allowance for driveway/paths
- Colorbond roof, 22 colour range
- PGH bricks, choice of 12 colour range with natural mortar
- 60mm anti-con to roof
- Wall wrap Sarking Plus R1.5 batts. Ceiling R2.5
- Wall or post mount clothesline
- **Letterbox**
- Termite perimeter protection
- 250m<sup>2</sup> Turf allowance
- TV Antenna
- Alfresco ceilings are fully lined with water resistant gyprock
- 10m front setback for services
- Structural Concrete to alfresco
- Non-slip tiles to alfresco and front porch
- External wall lighting with sensor lights
- Hot Water System GAS Rinnai Builders B26
- Flyscreens to all windows & sliding doors

### KITCHEN

- Quantam Quartz bench tops & express joint drop edge
- 900mm Westinghouse stainless steel, upright cooker
- Concealed stainless steel range hood - fully ducted
- Westinghouse stainless steel dishwasher
- Soft close kitchen cupboards/drawers
- Elle Stainless sink mixer kitchen tap
- Squareline Plus double bowl stainless steel sink
- Overhead cabinets + bulkhead
- Splash back tiles

### BATHROOM/ENSUITE/LAUNDRY

- Clarke BTW Suite close coupled, back to wall toilet with soft close lid

### BATHROOM/ENSUITE/LAUNDRY

- Raymor Aruba Curve Freestanding bath with Projix MK2 Range tapware. Bath size is as per plan (1700mm x 800mm x 400mm)
- Vanity Trademarq 3 Plan Dimensional Wall Hung Symphony & Basin – 2 Door with 2 Draw
- Full wall shower niche in all showers
- Dual Winton Rail Shower Head
- Clipsal – Airflow Heater/Light/Exhaust Fan
- Laundry Tub – 45L Stainless Steel Tub

### INTERNAL

- Wattyl 3 coat paint system & 1 x feature wall
- Built-in robes – white melamine shelf with hanging rail
- Window Coverings Allowance for Roll-Down blinds to each window/sliding door (excluding wet areas)
- Builders Choices carpet with 10mm foam underlay
- 450mm or 600mm x 300mm ceramic tiles to all living areas – Allowance of \$40.00m<sup>2</sup>
- Twin LED lights to garage
- Internal LED downlights throughout
- 1 x double PowerPoint with USB Point included
- 2 x TV Points fully installed
- Deadlock to entry door
- Commercial grade aluminum colour selection
- Keyed alike lock to all windows and doors
- Privacy locks to toilets, bathrooms & main bedroom
- Colourbond Panel lift garage door with 2 x remotes and fixed wall switch

### GENERAL

- Building fees, levies and insurance included
- Includes two x 2-hour consultation service with our personalised interior designer - Amanda Evans of AE Interiors
- Internal and external professional builders clean included

**Ask one of our friendly staff members for more information on our upgraded inclusions package.**