

PROFESSIONAL SERVICES

Architectural Drawings	Construction consented plans, specifications, and engineering details
Insurance	Construction risk and public liability insurance
Building Warranty	One-year maintenance and 10-year structural guarantee

EXTERIOR

Cladding	Profiled metal cladding (corrugate) and brick
Roof	Metalcraft, Kahu Roofing
Gutter, Downpipes, Fascia	Colorsteel gutters and fascia, 80mm round powder coated downpipes
Sky lights	Featured in the flexi-room
Window Joinery	Powdercoated aluminium, double glazed with colour matched hardware
Front Door	Powdercoated aluminium door with pull handle with keyless entry
Privacy Screens	Powdercoated Aliwood privacy battens

INTERIOR

Walls	Walls 10mm GIB plasterboard, Wet areas 10 mm GIB Aqualine, GIB intertenancy fire rated walling system
Ceilings	13mm GIB plasterboard
Floorboards	Hurford's Genuine Oak engineered timber floorboards
Carpet	100% wool carpet by Bremworth
Architraves / Skirting	90mm x 18mm skirting, 60mm x 18mm architraves
Doors / Handles	Flush hollow core paint finish doors, brushed nickel Futura Apex hardware
Insulation	Insulation to all exterior walls & ceiling to meet current regulations
Front Door	Powdercoated aluminium door with pull handle with keyless entry
Stairs	Carpeted MDF stairs, first step timber floorboard feature
Wardrobes	Master includes build in wardrobe, ventilated shelf and rail in secondary room
Storage Cupboard	Provided upstairs
Window treatments	Blinds included, curtains available as an optional upgrade
V-groove feature wall	Included in the living room

KITCHEN

Benchtop	20mm Pacific Quartz, waterfall ends to peninsula
Sink	Undermount stainless steel sink
Mixer	Uno gooseneck in brushed nickel
Cabinetry	Melamine cabinetry, soft close drawers
Handles	Sharknose cabinetry finish (no handles)

APPLIANCES

Oven	Bosch Series 2 Ecoclean B/I oven underbench HBF133BS0A
Cooktop	Bosch 60cm ceramic cooktop PKE611CA1A
Dishwasher	Bosch 14PL S/S Dishwasher 6 wash programs SMS46GI01A
Rangehood	Technika 52cm undermount TUR5S2
Rubbish bins	Tandem pull out bin
Waste Disposal	Robinhood waste disposal

BATHROOM

Tiles	Fully tiled bathroom, 600mm x 600mm porcelain tiles
Toilet	Cadet Plus CC BTW toilet suite
Toilet roll holder	Heiko toilet roll holder, brushed finish
Shower	Splash plus round slide shower, 900 3 function in brushed nickel
Shower Mixer	Uno mains pressure shower mixer in brushed nickel
Vanity & Basin	Soft Solid Surface 1200mm wall hung vanity, one drawer with moon basin
Mirror cabinet	Kzoao 500mm oval mirror cabinet
Basin Mixer	Uno wall mounted basin mixer in brushed nickel
Towel Rails	Heiko Pole 850 in brushed nickel

POWDER ROOM / LAUNDRY

Basin	Kordura inset laundry sink
Basin Mixer	Uno gooseneck kitchen mixer in brushed nickel
Vanity & Benchtop	600 Laundry Cabinet two drawers, with Kordura laundry benchtop

POWDER ROOM / LAUNDRY CONTINUED

Tiled splashback	Porcelain feature tile
Toilet	Cadet Plus CC BTW toilet suite
Toilet roll holder	Heiko toilet roll holder, brushed finish
Hand towel rail	Heiko towel stirrup, brushed finish

HEATING / COOLING

Hot water cyclinder	Rinnai hot water cyclinder
Heatpump	Fujitsu included as per Healthy Homes guidelines

ELECTRICAL

Downlights	LED recessed downlights
Kitchen lighting	3 white surface mount lights over island
Bathroom wall light	Flos Mini Glo Ball, opal white finish
Powerpoints/Sockets	PDL
Smoke Dectectors	Cavius mini smoke alarm 10 year battery per unit
Switchboard	Switchboard with internal smart metering
Extractor fans	Externally vented with duct and grill
TV/Ethernet	TV/Ethernet point in living room
Freeview aerial	One freeview aerial supplied and installed per residence
Fibre	Fibre ready
Garden lighting	Solar lights included in the community areas

LANDSCAPING & CARPARK

Planting	Fully landscaped as per landcape plan, including roll out ready lawn
Garden shed	Small shed included
Paving & Pergola	Feature timber pergola over paved outdoor area
Fencing	Timber fencing as per landscaping plan
Letterbox	Provided
Exterior taps	Two provided
Carpark & bike rack	One individual off street carpark pre-wired for EV, communal bike rack



1 x Skylight included in the third flexi-room