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KELLYVILLE

Schedule of Finishes & Inclusions

Living, Dining & Family

Floor

- Choice of either ceramic tiles or laminate timber flooring

Walls

- Painted plasterboard

Ceiling

- Painted plasterboard

Staircase

- MDF tread and risers with carpet finish

Kitchen Finishes

Floor

- Choice of either ceramic tiles or laminate timber flooring

Walls

- Painted plasterboard

Ceiling

- Painted plasterboard

Cupboards

- Laminate doors with melamine interiors

Benchtops

- 20mm reconstituted stone benchtop with waterfall edge where applicable

Splashback

- Ceramic tile splashback

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Kitchen Fixtures, Fittings & Equipment

Sink & Tapware

- Stainless steel double under mount bowl with gooseneck sink mixer

Cooktop

- Miele gas cooktop

Oven

- Miele built-in electric oven

Range hood

- Miele rangehood, external ducted

Dishwasher

- Miele freestanding dishwasher

Bedrooms

Carpet

- 100% nylon first grade quality carpet

Walls

- Painted plasterboard

Ceiling

- Painted plasterboard

Built-in Robes

- Mirrored doors with melamine interiors

Walk-in Robe

- Melamine interiors

Main Bathroom & Ensuite

Vanity Unit & Benchtop

- 20mm reconstituted stone benchtop with wall hung mirror

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Vanity Basin & Tapware

- Semi inset ceramic bowl with chrome finished fixtures & fittings

Shower

- Semi-frameless glass shower with shower rose & mixer tap

WC

- Toilet with back to wall pan with soft close seat and close coupled cistern

Bath

- Built-in acrylic bath or semi-freestanding back to wall as nominated on floorplan

Floor

- Ceramic tiles

Walls

- Floor to ceiling ceramic tiles in bathroom & ensuite
- Skirting tiles to WC

Ceiling

- Painted plasterboard

Accessories

- Chrome finished towel rail, toilet roll holder and shower shelf

Laundry

Floor

- Ceramic tiles

Walls

- Painted plasterboard & skirting tiles

Ceiling

- Painted plasterboard

Laundry Tub & Tapware

- Stainless steel laundry tub & tapware

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Lighting & Power

- LED downlights in satin chrome finish, fluorescent to garage
- Double power points throughout

Communication

- Hills Home hub
- Telephone / data & TV outlets
- NBN compatible

Air-conditioning

- Full ducted reverse cycle air-conditioning

General

Entry Door

- Timber stained or painted finish with clear glazing (as nominated on floorplan / renders)

Internal Doors

- Paint finish

Ceiling Height

- 2590mm to ground floor and 2440 to first floor

Internal Skirting

- Pine skirting with paint finish

Flyscreens

- Black fibreglass mesh to all openable windows

External

Fencing

- Treated pine, lapped & capped to side and rear boundaries where applicable
*Subject to estate guidelines

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Acoustic Walls

- Acoustic wall to rear boundary of lots immediately adjacent Windsor Road & Memorial Avenue

Walls

- Combination of face brickwork, cement and acrylic render and painted cladding systems

Roofing

- Concrete tile roofing

Windows

- Aluminium awning or sliding windows
- Obscure glazing to ensuite, bathroom & WC. All other windows with clear glazing.

Fascia & Gutters

- Colorbond® gutters, box gutters, rain heads and PVC downpipes

Entry Porch & Rear Terrace / Alfresco

- External first quality ceramic tiles to floor with lined FC sheet to ceiling

Driveway

- Coloured concrete with cove finish

Letter Box

- Rendered and painted pillar style to match home

Garage Door

- Sectional overhead Colorbond® door with auto opener

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Landscaping

- To front and rear yards with a combination of turf, mulched garden beds and planting including trees and shrubs

Optional Upgrades – Price on Application

- Kitchen bench stone to 40mm
- Feature pendant lights over kitchen bench
- Frameless shower screen in main bathroom & ensuite
- Timber flooring on ground floor to hardwood Jarrah or Blackbutt in lieu of carpet
- Laminated timber flooring on first floor in lieu of carpet