

# STANDARD INCLUSIONS

## 70 Regent St Bonnells Bay

### EXTERIOR/STRUCTURE

- » Engineer designed concrete ground slab
- » Pre-assembled timber wall frame & roof trusses
- » Preselected face brick, bagged brickwork and/or weatherboard cladding as per approved architectural drawings
- » Preselected concrete tile roofing or Colorbond steel roof
- » Colorbond fascia and gutter, metal or PVC downpipes
- » Premium external paint finish as required
- » Preselected aluminium window and patio door, complete with fly-screen and single locking sliding screen respectively

### MAIN ENTRY

- » Preselected quality front entry door set in solid timber frame, paint finish, complete with hinged single-locking barrier screen
- » Preselected quality door furniture
- » Preselected ceramic floor tile to porch and entry foyer

### INTERIOR



- » Internal doors, flush or cavity sliding door, paint finish
- » Walk-in robe to the main bedroom (if shown on plan)
- » Built-in robe in the main bedroom, fitted with aluminium frame sliding doors
- » 3 tiers of melamine shelves to linen cupboards
- » Preselected quality door furniture
- » Plasterboard/Villaboard internal wall and ceiling linings
- » 90mm cove cornice, 55mm cove inside robes
- » Pencil round skirting & architrave, paint finish
- » Preselected colour to internal walls and ceilings, premium washable paint, two coat system
- » Vertical blinds to all clear glass windows and patio doors
- » Carpet to bedrooms and living areas as per plan

### KITCHEN

- » Bench top, preselected laminate finish
- » Cupboard doors with 1mm PVC edge
- » Pantry cupboard (if shown on plan)
- » Extensive overhead cupboard with shelves (no bulkheads)
- » Preselected stainless steel cooktop, underbench oven, built-in rangehood, and underbench dishwasher
- » Stainless steel sink
- » Water conserving chrome tapware
- » One cutlery tray, metal drawer runners
- » Preselected ceramic floor tile, and tiled splashback

### LAUNDRY

- » Preselected laundry tub and cabinet
- » Preselected water conserving tapware
- » Preselected quality floor tiling, tiled skirting and splashback



## BATHROOM

- » Stylish vanity cupboard, moulded top and basin, gloss white
- » Shower with ceramic tile on floor
- » Aluminium frame shower screen, with safety glazing
- » Bath if shown on plan, acrylic bath tub, white
- » Water conserving dual flush cistern and pan, white
- » Quality water conserving mixer tap
- » Ceramic floor and wall tile as per approved drawing
- » Towel rail (single), towel ring and toilet roll holder, chrome
- » Mirror over vanity

## GARAGE

- » Automatic panel lift door each with 2 remote controls
- » Access door as per approved drawing

## ELECTRICAL / SAFETY

- » Single phase supply, connection fee paid
- » Automatic circuit breakers with safety switch
- » Light switches as per approved plans, white
- » Generous amount of double power points, white
- » Builder's package internal & external light fittings
- » Hard-wired smoke detector with battery backup
- » Exhaust fan as required
- » One pre-wired TV point, shared TV aerial
- » Two telephone points included

## LANDSCAPING

- » Colorbond/Timber fencing as per approved plans
- » Concrete driveway and footpath, natural colour
- » Soft landscaping as per approved landscape plan
- » Aluminium letterbox
- » Garden tap
- » Clotheslines as required by Council

## GENERAL

- » 6 year structural guarantee to protect capital investment
- » Home Warranty Insurance
- » All building products carry full Manufacturer's warranty
- » Pest control treatment according to Australian Standard
- » Energy conservation to comply with the BASIX certificate
- » Instantaneous gas hot water system
- » Single-phase reverse cycle air conditioning to living area
- » Tank if required according to BASIX Certificate
- » Wall & ceiling insulations to comply with BASIX Certificate

Thomas Paul Property Group reserves the right to alter the designs, specifications & colours and provide alternative products or materials of equal quality to those specified without notice. If items listed on the standard fixtures and fittings do not appear on the plans for this property then they will not be included in the property.

