

## INCLUSIONS – Pefection Avenue

### Main Residence

#### Interior

- Taubman's Endure three coat paint system throughout – low sheen in one colour throughout to interior walls and one colour gloss finish to skirtings, architraves and internal doors
- MDF and pine timber staircase with closed treads and risers, stainless steel balustrades, pine newel post and balustrade in gloss paint finish
- Decorative half splayed 75mm skirting boards and 110mm architraves
- Graphite blackout roller blinds to windows (except bathrooms & laundry)
- Hume HLR240 internal doors
- Semi-frameless mirrored and opaque sliding doors to bedroom built-in robes
- Designer lever door furniture
- Keyed Locks to openable windows and sliding doors

#### Exterior:

- Hume Savoy XS45 entry door in stained finish
- D handle in chrome finish to entry door
- Glass balustrade to tiled balcony
- Monier roof tiles
- R2.5 ceiling insulation and R2 to walls
- 90mm treated timber frame with termite barrier protection
- Walls - Hebel construction with sarking in rendered finish
- Aluminium windows and stacker or sliding doors (design specific)
- Flyscreens to openable windows
- Coloured concrete driveway
- Fencing, landscaping, garden taps and Letterbox
- Fold out clothes line
- Slimline poly rainwater tank

#### Floor Coverings:

- 6.5mm Aspire luxury hybrid laminate floating floor throughout – includes interior waterproof with attached acoustic underlay – "Tumbleweed" to ground floor living and "Pale Gorge" to stairs and first floor rumpus, hallway and bedrooms
- Cemento Ice Matt 300 x 300 mm floor tiles to wet areas

#### Kitchen:

- Polytech Kitchen cabinetry in contemporary two tone colour scheme – Classic White Sheen to carcass and Empire Oak Woodmatt to fridge surround and fronts
- Smartstone ® Calacatta Blanco 40mm Stone Benchtops with matching splashback

- Abey Typos N200 Black Double Bowl Sink and Armando Vicario Luz Black with Chrome Kitchen pull out mixer tap
- Provision for Dishwasher with power point and cold water connection
- Pantry with melamine shelving

**Appliances:**

- AEG Pyrolytic Oven BPE556120M
- AEG Gas Cooktop HG90FX-M -900mm
- AEG Ducted Rangehood DGE5860HM 900mm
- AEG FEE83700PM Dishwasher
- AEG 45cm B/1 Microwave + Grill MBE2658D-M

**Bathroom & Ensuite:**

- Full height tiling to bathroom with 300 x 600 mm Cemento Ice Matt tile
- Coco Free standing bath
- Designer wall hung vanity
- Ceramic vanity basin top with pop up waste
- Chrome finish mixer tapware to vanity basin, bath and shower
- Chrome finish toilet roll holder and towel rail
- Wall hung toilet suite, dual flush with soft close seat
- Aqua semi frameless shower screens
- Pencil Edge Vanity Mirror
- Cemento Ice Matt 300 x 300 mm floor tiles
- Chrome floor waste
- 3 in 1 heat/light/exhaust fan

**Laundry:**

- 20mm stone benchtop and "Maroso Milan" base and overhead cabinetry
- Stainless Steel Drop In Laundry Sink with Gooseneck
- 300 x 600 Cemento Ice Matt wall tiles
- 20mm stone benchtop and "Maroso Milan" base and overhead cabinetry
- Cemento Ice Matt 300 x 300 mm floor tiles
- Exhaust fan provided if no openable window located in laundry
- Chrome floor waste

**Garage:**

- Dynamic steel lined sectional overhead panel lift door with two remote control door handsets and one wall mounted cradle, 5 year motor guarantee
- Fully lined interior with painted finish including painted & sealed floor
- Oyster light fitting
- Double Powerpoint

**Electrical & Gas:**

- Actron Air Reverse Cycle Ducted Air Conditioning
- Downlights throughout and provision for pendant lighting over island bench
- 3 in 1 heat/light/exhaust to bathrooms
- Telephone outlet to living zone and master bedroom
- Continuous flow Rheem 26L instant gas hot water system
- Gas outlet
- NBN ready if available in area
- Free to Air TV Outlet to living zone and master bedroom
- Double power points as displayed
- Separate Electricity Meter

**Safety, Security & Warranties**

- Security Alarm
- Video Intercom System
- Remote Control to Garage Door
- Smoke Alarms
- 6 year structural guarantee (as per Legislation)
- 90 day warranty period for non-structural issues

## Granny Flat

### Interior

- Taubman's Endure three coat paint system throughout – low sheen in one colour throughout to interior walls and one colour gloss finish to skirtings, architraves and internal doors
- MDF and pine timber staircase with closed treads and risers, stainless steel balustrades, pine newel post and balustrade in gloss paint finish
- Decorative half splayed 75mm skirting boards and 110mm architraves
- Vertical blinds to windows (except bathrooms & laundry)
- Internal doors in painted finish
- Mirrored and opaque sliding doors to bedroom built-in robes
- Designer lever door furniture
- Keyed Locks to openable windows and sliding doors

### Exterior:

- Hume XN5 feature entry door with electronic digital lever lock
- Monier roof tiles
- R2.5 ceiling insulation and R2 to walls
- 90mm treated timber frame with termite barrier protection
- Walls - Hebel construction with sarking, in rendered finish
- Aluminium windows and stacker or sliding doors (design specific)
- Flyscreens to openable windows
- Fencing, landscaping, garden taps and Letterbox
- Fold out clothes line

### Floor Coverings:

- 6.5mm Aspire luxury hybrid laminate floating floor to ground floor – includes interior waterproof with attached acoustic underlay, carpet to stairs and bedrooms
- Casanova Matt 300 x 300 mm floor tiles to wet areas

### Kitchen:

- Polytech Kitchen cabinetry in Classic White Sheen
- 20mm Stone Benchtops
- Single bowl stainless steel sink with designer waste and goose neck mixer tap
- Provision for Dishwasher with power point and cold water connection
- Polished double loaded porcelain tiled splashback

### Appliances:

- Westinghouse Gas Cooktop WHG644SA 600mm
- Westinghouse Oven WVE613 S 600mm
- Westinghouse Retractable Ducted Rangehood WRR614 SA 600mm

**Bathroom & Ensuite:**

- Full height tiling to bathroom with 300 x 600 mm gloss white tile and contrasting grey tile colour feature wall
- Casanova Matt 300 x 300 mm floor tiles
- Designer vanity PVC Constructed (for waterproof qualities)
- Ceramic vanity basin top with pop up waste
- Chrome finish mixer tapware to vanity basin, bath and shower
- Chrome finish toilet roll holder and towel rail
- Felisa porcelain toilet suite
- Semi Framed shower screen
- Round Vanity Mirror
- Chrome floor waste
- Exhaust fan provided if no openable window located in bathroom or ensuite

**Laundry:**

- 1.2m height 300 x 600 white tiled splashback to laundry wall
- Casanova Matt 300 x 300 mm floor tiles
- Stainless Steel freestanding laundry tub and Ostar chrome mixer tap
- Exhaust fan provided if no openable window located in laundry
- Chrome floor waste

**Electrical & Gas:**

- Actron Air Reverse Cycle Ducted Air Conditioning
- Oyster light fitting to bedrooms
- Downlights to living area
- Telephone outlet to living zone and master bedroom
- Continuous flow Rheem 26L instant gas hot water system
- Gas outlet
- NBN provision if available in area
- Free to Air TV Outlet to living zone and master bedroom
- Double power points as displayed
- Separate Electricity Sub-Meter provision

**Safety, Security & Warranties**

- Security Alarm
- Video Intercom System
- Remote Control to Garage Door
- Smoke Alarms
- 6 year structural guarantee (as per Legislation)
- 90 day warranty period for non-structural issues

The items in this document refer to Lot 86 Hambledon Road Development. The purchaser specifically acknowledges that inclusion items, appliances, fixtures and fittings may change without notice. Any changed item will be of an equivalent finish, quality and standard to the



original inclusion item. Universal Property Group Pty Ltd ABN 98 078 297 748. October 2018.

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