

Inclusions.

Kitchen	G.J. Gardner. <u>HOMES</u>
+ Laminate Kitchen cabinets with laminate bench tops	✓
+ Set of 4 drawers to Kitchen cabinets	✓
+ Bow handles on kitchen cabinets	✓
+ 1 & ¾ bowl stainless steel sink	✓
+ Mixer tap to kitchen sink	✓
+ Ceramic splashback tiles to 600mm high above bench tops	✓
+ Stainless steel finish 600mm canopy rangehood	✓
+ Stainless steel finish four burner 600mm gas cooktop	✓
+ Stainless steel finish electric fan forced 600mm oven	✓
+ Kitchen pantry with four shelves	✓
+ Stainless steel finish freestanding 600mm dishwasher	✓

Laundry	G.J. Gardner. <u>HOMES</u>
+ Trough and cabinet	✓
+ Mixer tap to trough	✓
+ Washing machine stops	✓
+ Ceramic tiles to floor, skirting and splashback to 400mm high above trough	✓

Bathroom	G.J. Gardner. <u>HOMES</u>
+ Laminate vanity with moulded/laminate bench top	✓
+ Bow handles on vanity unit	✓
+ Clear glass framed shower screen with pivot door	✓
+ Frameless mirror 900mm high above vanity	✓

Contact Jason Allen.

Call **0404 498 960**, or email jason.allen@gjgardnerhomes.com.au

G.J. Gardner. HOMES

+ White acrylic shower base to shower	✓
+ White toilet suite	✓
+ Basin mixer tap	✓
+ Adjustable shower arm with rose and mixer	✓
+ White acrylic bath	✓
+ Single towel rail	✓
+ Toilet roll holder	✓
+ Soap dish	✓
+ Ceramic tiles to shower walls, floor, skirting, splashback to 200mm high above vanity and 400mm high above bath	✓

External	G.J. Gardner. <small>HOMES</small>
+ Concrete roof tiles or Colorbond roofing (area dependant) from G.J. range	✓
+ 450mm wide eaves	✓
+ Powder coated aluminium windows and sliding doors	✓
+ PGH Bricks with natural mortar from G.J. range	✓
+ R2.0 wall batts with wall wrap and R3.5 ceiling batts (area dependant)	✓
+ Front entry door hinged with lock set	✓
+ Two external garden taps	✓
+ Colorbond/Timber fencing (subject to developer guidelines)*	✓
+ Letterbox	✓
+ Concrete driveway (up to six metre front boundary setback)*	✓
+ Essential landscaping package as Provisional Sum (subject to developer guidelines and agents requirements)*	✓
+ Clothesline wall mounted	✓
+ Garage door overhead sectional with two controllers from G.J. range	✓

General	G.J. Gardner. <small>HOMES</small>
+ Concrete pavement to Portico and/or Alfresco	✓
+ Engineer designed slab up to 'M' site classification'	✓
+ Service connections (up to six metre front boundary setback)*	✓
+ Flyscreens and locks to aluminium windows and sliding doors	✓
+ Six Star Energy Rating^ and BAL Low Bushfire Rating	✓
+ Continuous flow (instantaneous) hot water system	✓
+ Site clean and removal of construction debris	✓

Internal	G.J. Gardner. <u>HOMES</u>
+ Plasterboard wall and ceiling linings with level four finish	✓
+ Coved plaster cornice 75mm	✓
+ Flush panel hinged internal doors with cushion door stops	✓
+ Timber architraves and skirtings	✓
+ Wardrobes and linen with flush panel hinged door/s, with one shelf and hanging rail to wardrobes and four shelves to linen	✓
+ Door handles, privacy sets to bathroom, ensuite and WC	✓
+ Fully painted with professional multiple coat paint system	✓
+ One double power point per room (excluding entry, WC and WIR) with two additional points in the kitchen	✓
+ One light point per room and two external light points	✓
+ Exhaust fan, twin heater, light to bathroom and ensuite	✓
+ One telephone point and one television point	✓
+ Window furnishings (excluding garage and WC) roller blinds from G.J. range	✓
+ Ceramic floor tiles to kitchen, dining and main living area from G.J. range	✓
+ Carpet to bedrooms, hallways and to any additional liveable spaces (floor plan dependant) from G.J. range	✓
+ Reverse cycle wall mounted split air conditioner to main living area	✓

*An Allowance for a typical block of approx. 600m². ^Subject to Site Orientation.
Mark Eddy Building Pty Ltd trading as G.J. Gardner Homes Newcastle. Builders Licence: 106600C.

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