LEXINGTON
TOWNHOMES

STANDARD INCLUSIONS

Version 4.1

AUSBUILD

INCLUSIONS GUIDE

A range of fixtures and finishes that have been carefully selected for a quality home.

Kitchen

CABINETRY

- Stone benchtop (20mm)
- Laminate cabinetry, dishwasher provision, microwave provision and cutlery tray
- Built-in pantry (4 shelves) [DS]
- Overhead cupboards and bulkhead (2300mm high)
- Quality handles [DS]
- Refrigerator cavity

SPLASHBACK

- Quality ceramic tiles [DS]

APPLIANCES

- Electric oven (Chef 'CVE612SA', multi-function, fan-forced, stainless steel, 600mm)
- Electric ceramic cooktop (Chef 'CHC644BA', 4 zones, stainless steel, 600mm)
- Retractable rangehood ducted to external wall (Westinghouse 'WRR614SA', ducted to external wall)
- Dishwasher (Dishlex 'DSF610X', 13 place, 5 function, stainless steel, 600mm)

SINK & TAPWARE

- AC Porta SINK 1080 x 480 1.5 Bowls 1 T/H PN1080LHB
- Mixer tap (Nero 'Classic', bright chrome)

Bathroom, Ensuite & Toilet

SHOWER & BATH

- Semi-frameless shower screen
- Pressed steel bath [DS]

VANITY

- Stone benchtop and basin [DS]
- Laminate cabinetry and melamine shelving

TILES

- Ceramic tiles - wall tiles in shower (1900mm high)
- Ceramic tiles - wall tiles on skirting (minimum 100mm high)

BASIN & TAPWARE

- Basin mounted mixer tap (Nero 'Classic', bright chrome)
- Wall mounted shower mixer tap (Nero 'Classic', bright chrome)
- Shower on rail (Nero 'YSW305', 3 functions, bright chrome)
- Wall mounted bath mixer tap (Nero 'Classic', bright chrome)
- Wall mounted bath spout (Austworld 'Mayfair', 180mm, bright chrome)

MIRRORS

- Polished edge frameless mirror (full vanity length)

BATHROOM ACCESSORIES

- Double towel rail and towel ring (Tia, bright Chrome)
- Toilet-roll holder (Tia, bright chrome)
- Glass accessory shelf

TOILET

- Close coupled toilet suite

ELECTRICAL

- Heat, light and exhaust fans to bathrooms

Laundry

INCLUSIONS

- 45L free-standing stainless steel laundry tub and powder coated white cabinet
- Mixer tap
- Linen storage and broom cupboard shelves (flush panel or vinyl slider, melamine) [DS]

Internal inclusions

BUILT-IN ROBES

- Vinyl sliding doors with satin silver frame, 1 x mirrored sliding door to bedroom 1

WALK-IN ROBES

- Walk-in wardrobes, melamine shelf, hanging rail, flush panel door [DS]

FLOORING

- Quality ceramic tiles to wet areas
- Quality carpets and luxury underlay to bedrooms
- Quality ceramic tiles to living areas

COLOURS

- 3 coat paint system to ceiling and cornice (1 colour white)
- 2 coat paint system to walls, skirting, architraves and doors (1 colour)

DOORS & FURNITURE

- Flush-panel doors (Corinthian 'Readicote')
- Lever-set handles (Lane 'Profile Series - Cambridge', brushed satin chrome)
- Privacy locks to bathroom, toilet and master bedroom

FURNISHING

- Roller blinds to windows and glass sliding doors (excludes kitchen and obscure glass)

Sustainability & Services

ELECTRICAL

- Earth leakage system (safety switch)
- Single and double power points [DS]
- Photoelectric smoke alarm (hard-wired, battery backup)
- 2 x phone points, 2 x TV points, 2 x data points
- LED downlights and surface mounted lights (LED, 10watt) [DS]
- High speed internet ready
- External feature lighting [DS]

PLUMBING

- Aquamax Electric Hot Water System 250 L S/E 3.6KW
- Chrome plated brass floor wastes throughout

HEATING & COOLING

- Carrier 5.0KW single Wall Mount system for Living Area Model: # 42QHC050 5.0 KW wall mounted inverter split.
- Carrier 2.6KW single Wall Mount system for Master Bedroom Model: # 42QHC026 2.6 KW wall mounted inverter split
- Glass wool roof insulation batts (Bradford, R2.5)
- Sarking foil wrap to external walls and roof
- External lightweight cladding (batts R1.5) [DS]
- Ceiling fans to bedrooms and living area (white metal, 3 blade)

Structural & External inclusions

SITEWORKS, FOOTINGS & SLAB

- Waffle raft slab system to structural engineer design (AS2870.2011, includes piering)
- Concrete slab system (AS2870.2011)
- Stormwater and sewer connection
- Underground water and electricity connection
- Termite protection to Australian standards

STRUCTURAL

- 2590mm Ground Floor Ceiling (2400mm Upper Floor Ceiling)
- Timber frame with AAC and various cladding materials
- Timber framed and plaster set balustrade with timber handrail

STAIRCASE

- Timber framed stairs lined with carpet

GARAGE

- Sectional overhead garage doors (includes remote controls)

FLOORING

- Front porch area in exposed aggregate finish
- Rear alfresco exposed aggregate

OUTDOORS

- 2 x external water taps
- Wall mounted clothes line and concrete slab (12 line, fold down)
- Treated timber butted pailing fencing to rear, sides and lockable gate (pine)
- Landscaping including garden beds, river gravel, and turf where applicable
- Exposed aggregate driveway and side path
- Common letterbox

FRONT DOOR, WINDOWS & SLIDING DOORS

- Entry door (Corinthian, 'Urban', PURB1, PURB2, PURB4, PURB04, PURB101, PURB104, paint grade)
- Safety grille (includes fly screen)
- Entrance lever-set (Lane 'Profile Series - Avalon')
- Aluminium powder coated framed windows and glass doors
- All windows and doors
- Keyed locks to windows sliding doors

LINING

- Plasterboard to walls and ceiling (10mm walls, 13mm ceilings)
- Colorbond sheeting
- Colorbond gutter, Colorbond fascias, PVC downpipes
- Villaboard to bathrooms (6mm)
- Cove cornice (90mm)
- Architrave (42mm x 12mm, MDF)
- Skirting (68mm x 12mm, MDF)

SERVICES & FEES

- Council and QBCC fees
- Engineers soil test and contour survey
- Contractors insurance, portable long service and training

[CS] Colour Scheme: Refer to chosen colour scheme for model and colour details.
[DS] Design Specific: Availability, quantity or position subject to detail on standard plan.

Specification as at 30/10/2018. Version 4.1

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📍 Greensill Road, Albany Creek

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