

RIVERGUM TURN KEY INCLUSIONS

Terrace Specification

Siteworks	Earthworks include vegetation scrape. Connection to existing single phase electricity supply to suit standard setbacks. Waffle pod concrete slab to suit H1 class soil classification.
External Wall Material	Brickwork, external cladding materials and/or acrylic render
Roofing	Colorbond metal roofing, fascia and gutter
Doors – External and Internal	<p>Main entry: Hinged 2040 x 820mm paint finish semi solid entry door.</p> <p>Laundry door: Hinged paint finish 2040 x 820mm with clear glazing to upper part of door or clear glazed sliding door.</p> <p>External garage door (where applicable): Hinged paint finish 2040 x 820mm flush panel door.</p> <p>Internal doors: Flush panel 2040mm high</p>
Door Furniture	<p>Main entry: Entrance lever set and single cylinder deadlock.</p> <p>Other external hinged doors: Entrance lever set and single cylinder deadlock.</p> <p>Internal garage door: Passage lever handle.</p> <p>Internal door furniture: Lever style door handles, includes 3 privacy levers to the bedroom 1, bathroom and WC</p>
Windows	Aluminium sliding powder coated finish windows; keyed window locks & fly screens with fibreglass mesh to all windows; aluminium barrier screens to all external sliding doors. Obscure glazing to bathroom, ensuite and WC windows (where applicable).
Paintwork	Three coat paint system to walls with two coats to ceilings; semi-gloss paint to skirtings and architraves to match wall colour.
Internal Features	Skirtings 67 x 12mm & architraves 42 x 11mm – splayed profile. 75mm cornice throughout the home, alfresco ceilings are plaster lined with timber bead.
Floor Coverings	<p>Carpet: Underlay to all bedrooms and formal living areas.</p> <p>Tiles: Floor tiles to all wet area floors, entry, hallways, kitchen & family/meals areas.</p>
Appliances	<p>Oven: Electric stainless steel 600mm wide fan-forced.</p> <p>Hot plate: Electric ceramic 600mm wide.</p> <p>Rangehood: Canopy 600mm wide.</p> <p>Dishwasher: Stainless steel dishwasher including connections 600mm wide.</p>
Joinery/Cabinetry	<p>Cupboards: Melamine cabinets to kitchen, bathroom and ensuite.</p> <p>Doors & drawers: Standard laminate door & drawer fronts.</p> <p>Microwave oven provision: One bank of drawers with cutlery tray to kitchen.</p> <p>Benchtop: 20mm engineered stone benchtop to kitchen. Formica benchtop to ensuite and bathroom.</p> <p>Robes: Built robes to bedrooms with vinyl finish sliding doors, include one melamine shelf & hanging rail.</p>
Kitchen	<p>Sink: Inset stainless steel with 1¾ bowl & single drainer.</p> <p>Tap: Chrome single lever mixer tap fitted to sink.</p>

Bathroom, Ensuite and WC (Powder room where applicable)	<p>Mirrors: Polished edge to full width of vanity.</p> <p>Basins: Vitreous china basin with plug & waste.</p> <p>Shower bases: Tiled floor to shower with chrome floor waste grate.</p> <p>Shower screens: Framed with pivot door & clear laminated glass.</p> <p>Bath: Acrylic 1500mm long.</p> <p>Tap and outlets: Chrome single lever mixer tap; shower – chrome single lever mixer tap with separate hand shower & fixed rail.</p> <p>Toilet suite: White close coupled vitreous china suite, soft close seat. Chrome single towel rail to bathroom and ensuite. Chrome toilet roll holders.</p> <p>Powder room (where applicable) Basin: Wall mounted vanity basin & plug with chrome bottle trap. Chrome guest towel ring.</p>
Ceramic Tiling	<p>Wall tiles: Wall tiles to wet areas including 2100mm high (nominal) to shower recess; to front & above bath hob up to 1200mm high (nominal) from floor; one row of skirting tiles to remainder of all wet area walls; kitchen splashback above all benchtops backing onto wall; laundry to 400mm high above trough.</p>
Hot Water	170 litre Electric Hot Water Unit (heat pump).
Laundry	<p>45 litre stainless steel single bowl white metal cabinet.</p> <p>Taps & outlets: Chrome single lever mixer tap to trough chrome mini washing machine stop taps located under trough inside cabinet</p>
Electrical	<p>Energy efficient LED downlights to all living areas and porch; single 1200mm fluoro light fitting to garage; single external light fitting outside external laundry door; white ceiling/fan light combination to bedrooms and alfresco; white ceiling fan to living areas; double power outlets throughout; television antenna including two television points; one telephone/data point; NBN (or equivalent) provision to single distribution box only; smoke detectors (hardwired with battery backup); RCD safety switch & circuit breakers to external meter box.</p>
Air conditioner	Wall mounted (back to back) reverse cycle split system unit with external condenser unit to family room & main bedroom.
Garage	Colorbond automated sectional overhead door including 2 x remote controls & 1 x wall mountable control
Window Coverings	Manual roller blinds (one colour) to all room windows & sliding doors
External features, landscaping and driveways	<p>Selected landscaping package to front & rear yard; 1800mm high timber paling fencing with 1 x pedestrian gate; metal letterbox including street numbers; fold down metal clothesline; 2 x external cold water taps; selected exposed aggregate concrete paving to driveway, front entry path and clothesline pad. Brushed grey concrete to the alfresco.</p>
Internal Staircase (where applicable)	MDF carpet grade treads and risers with carpet finish matching other carpeted areas; painted timber oval handrail
External Balustrade (where applicable)	Powder coated black aluminium external balustrade
Landscaping	Garden beds to the front only. Exposed aggregate concrete to driveway, path, porch and clothesline pad.

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