



*This image is not reflective of the packaged design in this property card



PREMIUM SCHEDULE OF INCLUSIONS

PRE-CONSTRUCTION | CONNECTIONS

- Designed house plan by award-winning designer including full working drawings
- HIA Fixed Price Contract for customer protection including GST
- Soil Test
- Energy Efficiency for Australian Standard
- Local council building application fees (charges and permits only)
- Third Party / Building Insurance
- Sewerage, storm water, data & electrical connections (max 8m from slab)
- Final engineering inspections & certification
- Q-Leave fees
- Handover inspection with independent third party
- You choice of internal and external colour schemes from Builders Range (as per covenant)

WARRANTIES

- Builders 20-Year Structural Warranty
- QBCC Structural Warranty (6 years and 3 months)
- QBCC Non-Structural Warranty (12 months)
- Visual Termite Barrier for Australian Standards - Lifetime warranty *conditions apply

SITE WORKS | SLAB | FRAME

- Engineer frame design
- "H" Class concrete slab (waffle pod) to 300mm above ground
- Visual Termite Barrier for Australian Standards
- CCA pine frames constructed onsite & prefabricated pine trusses
- Standard ceiling height of 2410mm

DRIVEWAYS | LANDSCAPE | FRONTYARD | BACKYARD

- Exposed aggregate driveway (to 50sqm) or as per covenant
- Wall mounted clothesline
- Letterbox with street number Moderna or Vectra design
- Front and rear water taps
- 1.8m butted timber pine fence to 1 side, rear & return, 1 x single side gate
- Turf to front, rear & sides
- Gravel to 1 x side where required
- Planted garden bed to front of the lot (to 10sqm) or as per covenant

PREMIUM SCHEDULE OF INCLUSIONS

ENERGY EFFICIENCY | ROOF | BRICKWORK | EXTERNAL

- Insulation & sarking to Energy Efficiency ratings
- Metal Colorbond roof, fascia & gutter, PVC downpipes (as per colour selection)
- Brick veneer (PGH Naturals Range) 1 standard brick colour with grey mortar
- Weatherboard (if required as per covenant)
- Render finish as indicated on plans (Builders Range or as per covenant)
- Beaded soffit and front patio ceiling 4.5mm Hardiflex
- Aluminium framed windows with grey tint Glass 3.5mm (keyed alike)
- Tiled alfresco and/or porch
- Hinged front door from Humes Newington Range (paint grade 920mm wide)
- Whitco External Entrance Handle with security deadbolt to front door
- Panel lift Garage door (with 2 remotes)
- Fly screens to all opening windows & doors

WALLS | MOULDINGS | PAINT

- 10mm plasterboard to walls (low sheen) & ceilings (flat)
- 6mm villa board / WR board to wet areas
- 90mm cove plaster cornice
- 42 x 11mm architrave (gloss finish)
- 68 x 11mm skirting (gloss finish)
- Painting 1 coat primer, 2 top coats (Dulux Builders Range)

FLOOR COVERINGS

- Polypropylene carpets to Bedrooms & robes with 11mm foam underlay (Builders Range)
- Beaumont Belga range tiles to Living Areas
- Illusions range of vinyl planks to Living Areas in place of tiles

WET AREA TILING

- Beaumont Belga range tiles to wet areas (refer to plan)
- Bathroom, Ensuite, Laundry & Toilet floors with half tile skirting
- Showers (hob less) floors and walls to 2100mm high
- Splashback to baths 600mm high above rim
- Splashback to Laundry unit 400mm high
- Splashback to vanities half tile





PREMIUM SCHEDULE OF INCLUSIONS

KITCHEN

Stone Kitchen benchtops 20mm Essa, 905mm high

Tiled Kitchen splashback 600mm

1 x bank of 4 metal sided drawers with 1 x cutlery insert

2110mm high cabinets - no pelmets

600mm high overheads (no handles)

Electrolux appliances:

OVEN: Electrical Fan Forced 600w Chef CVE612SA

RANGEHOOD: Recirculating Slide Out Westinghouse WRR614SA

COOKTOP: Gas 4 Burner S/Steel Chef CHG642SA (or) Electric Ceramic 600w Chef CHC644BA

DISHWASHER: Dishlex S/Steel DSF6106X

Sink Nuggleam 1080mm 1&3 / 4 bowl LH / RH Everhard 73105

Sink Mixer Chrome Excellence Everhard 71436

BATHROOMS | LAUNDRY | LINEN | CUPBOARDS

Semi frameless shower screens with clear glass

Mirrored robes – 1 shelf and 1 hanging rail

Custom built-in vanities with laminate bench

4 shelves to linen and pantry

Standard pull handles. Cupboards from standard Formica Range.

Frameless mirrors full width of Vanity to 2100mm high

Washing machine taps Installed inside cabinet

45lt stainless steel laundry bowl and cabinet unit

Double towel rail Master Rail

Towel ring in Master

Toilet roll holder Master Rail

Soap dish Master Rail

Bath Decina Bambino White 1510

Toilet suite Virtue Coupled S Trap

COOLING | HEATING

Split System Panasonic Air-Conditioner to 7.1kw Living area and 2.5kw Main Bedroom

Ceiling fans to all Bedrooms

Ceiling fan 316 SS grade to Alfresco (1)

PREMIUM SCHEDULE OF INCLUSIONS

LIGHTS | EXHAUST

- LED down lights to Living Areas (to a max of 38 includes fan lights if applicable)
- 1 x LED slimline batten light to Garage
- Exhaust fan / light unit to non-ventilated Toilets
- Light / heat lamp / exhaust fan unit to Bathrooms & Ensuite
- External LED down lights to Porch & Alfresco
- 1 x external spotlight w/sensor to Front Yard

ELECTRICAL FITOUT

- 3 x double power points to Master and Kitchen
- 2 x double power points to Bedrooms and Media (if applicable)
- 1 x double power points to Family, Dining, Bathrooms, Ensuite, Laundry and Garage
- 1 x data / phone point in Kitchen
- Up to 3 x TV points in the Family, Media and Master
- 1 x TV Antenna
- Hard wired smoke alarms to meter box

PLUMBING FITTINGS

- Basin Mixer Chic Everhard 71455
- Wall Mixer Chic Everhard 71450
- Shower hand on rail 5 function chrome HSPKS1CP
- Spout bath 200mm w/aerator
- Electric storage or gas instantaneous hot water unit 24L per min or as per covenant

INTERNAL DOORS | WINDOW FURNISHINGS

- Roller blinds to windows and sliding doors
- Hume or similar flush Doors (2040mm) with door stops
- Whitco SS internal door furniture

EXCLUSIONS

SITE WORKS

- No allowance for retaining wall
- No allowance for demolition
- For Dual Occupancies please be aware there are connection fees for services, e.g. Telstra, NBN second connections.





MOSS

External Finishes



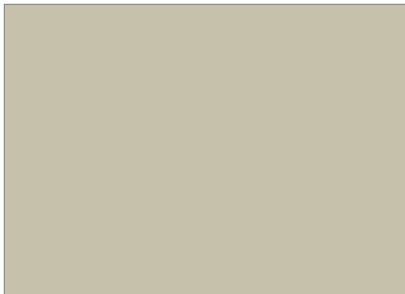
Roof
Colorbond
Woodland Grey (D)



Gutter
Colorbond
Evening Haze



Fascia
Colorbond
Evening Haze



Garage Door
Colorbond
Evening Haze



Brickwork
PGH Naturals Range
Grey Stone



Mortar
Ironed Joint
Grey



Main Render & Cladding
Paint
Pale Eucalypt



Feature Render & Cladding
Paint
Woodland Grey



Window Frames & Security Screens
Trend
Monument

MOSS

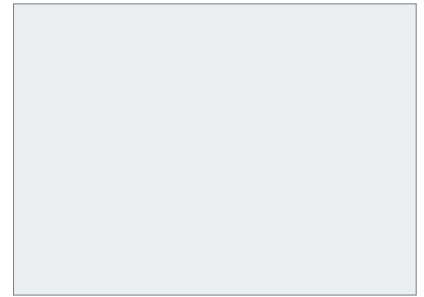
External Finishes



Downpipes & Garage Door Frames
Paint
Pale Eucalypt



Entry Door
Paint Grade
Evening Haze



Eaves & External Ceilings
Paint
Ceiling White



Infills & Wood Work
Merbau



Stain Finish
Stain
Merba



Exposed Aggregate
Holcim
Macleay



Letter Box
Moderna or Vectra
Woodland Grey



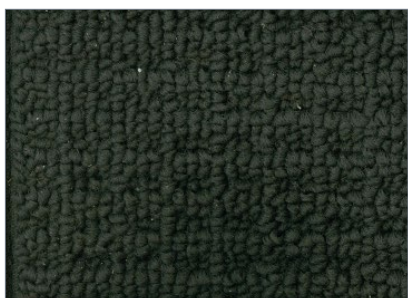
Clothesline
Daytek 10 Fold Down
Iron Grey



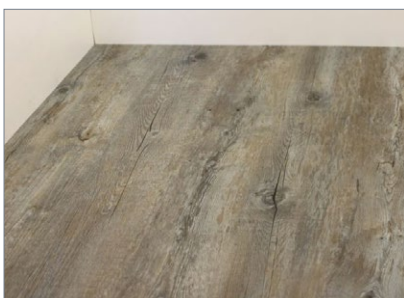


SANDBAR

Internal Finishes



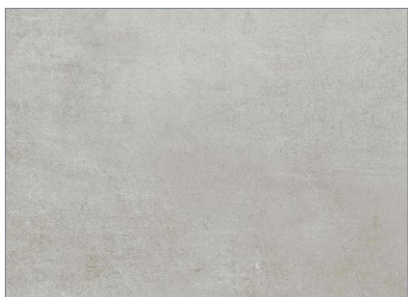
Carpet
New Atlantis
Colour 5



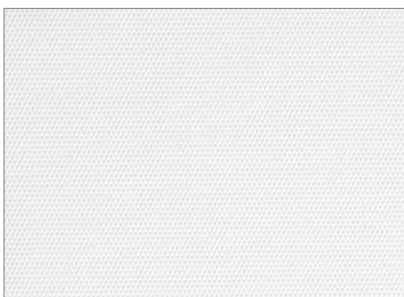
Vinyl Flooring
Illusions
Vintage Grey



Internal Floor Tiles
Internal Grade
Belga Grey 450 x 450
Light Grey Grout



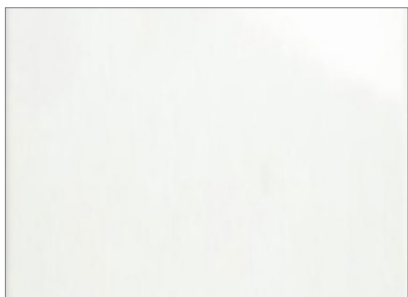
External Tiles Porch & Alfresco
External Grade
Belga Grey 450 x 450
Light Grey Grout



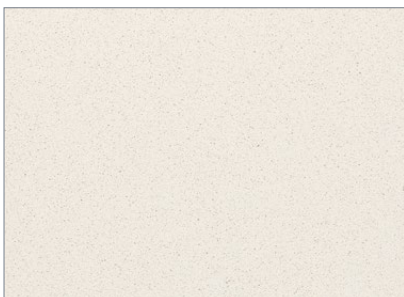
Roller Blinds
Vibe
Ice



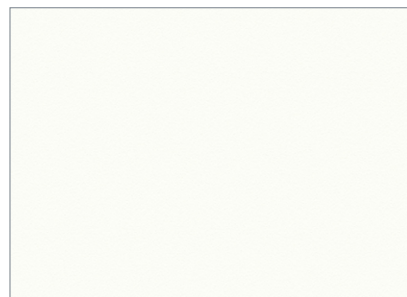
**Kitchen Feature
(Rear and Sides of the Island Bench)**
Formica
Storm



Kitchen Splashback
To 600mm - Horizontal Stackbond
Gloss White 100 x 300
White 501 Grout



Engineered Stone Benchtop
Essa 20mm 3mm Arris Profile
Calcite



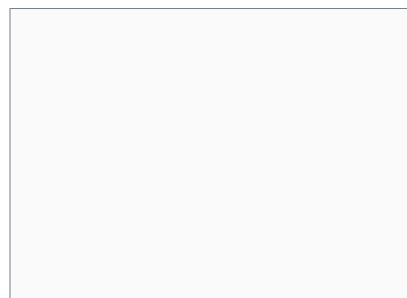
Kitchen Cabinetry
Formica
Crystal White



Kitchen Kickboard
Formica
Brushed Silver



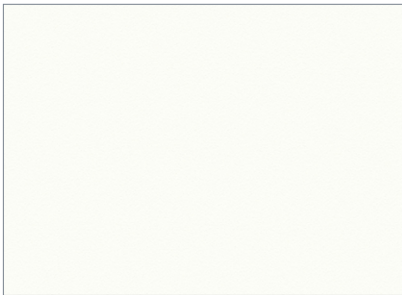
Vanity Splashback
Half Tile Height - Vertical Stackbond
Gloss White 250 x 400
White 501 Grout



Bathroom & Ensuite Benchtop
Formica
Snowdrift

SANDBAR

Internal Finishes



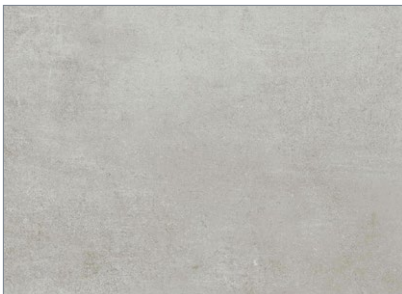
Bathroom & Ensuite Cabinetry
Formica
Crystal White



Bath Splashback
To Ceiling - Vertical Stackbond
Belga Grey 450 x 450
White 501 Grout



Bath Hob
Internal Grade
Belga Grey 450 x 450
White 501 Grout



Shower Wall Tiles
To Ceiling - Vertical Stackbond
Belga Grey 450 x 450
White 501 Grout



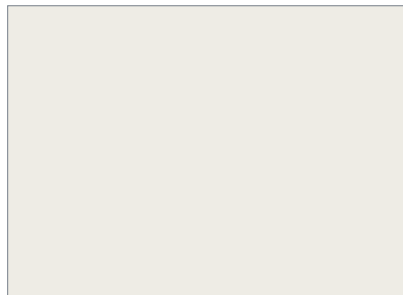
Shower Frames
Semi Frameless
Chrome



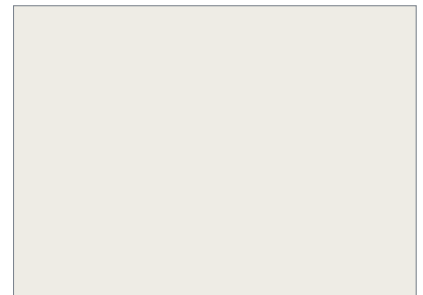
Laundry Splashback
1 Tile Height - Vertical Stackbond
Gloss White 250 x 400
White 501 Grout



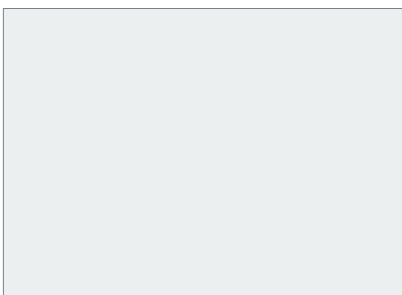
Wet Area Skirting's
Half Tile Height
Gloss White 250 x 400
White 501 Grout



Walls
Dulux Low Sheen
Geisha White



Architraves, Skirting's & Doors
Dulux Full Gloss
Geisha White



Ceilings
Dulux Flat
Ceiling White



Robe Frames
Mirrored Inserts
Chrome

