

GENERAL INCLUSIONS

- Minimum 6 STAR Energy rating
- QBCC 6 year structural warranty insurance
- Internal pre-wiring of the dwelling to be NBN/Broadband ready, excluding any connection to telecommunication service or account
- 6 month maintenance period following Practical Completion

STRUCTURAL INCLUSIONS

- Engineer designed concrete slab floor OR framed timber sub-floor system as shown on the approved drawings
- Termite protection system installed in accordance with AS3660.1-2000
- Timber wall frames and engineered timber roof trusses
- 2440mm ceiling height
- Remote controlled COLORBOND® sectional overhead garage door
- COLORBOND® metal fascia and guttering with 90mm painted PVC downpipes (colour complementary to exterior of dwelling)
- COLORBOND® corrugated metal roofing
- Brick veneer and/or rendered & painted brick veneer/blockwork and/or nominated cladding to the external walls as shown on approved drawings. All face brickwork to be installed with off-white mortar
- Powder coated aluminum windows, external door frames and sliding doors
- Clear glazed windows and sliding doors, with the exception of the bathroom, ensuite and WC which are to be obscure glazed as required
- R3.0 (minimum) insulation to the ceiling of all habitable rooms and reflective foil sarking to the external walls
- Locks fitted to all opening windows and sliding doors, deadlocks to all external swing doors

INTERNAL FEATURES

- Internal walls and ceilings lined with 10mm plasterboard with the exception of the wet area walls which are to be lined with 6mm villaboard
- 90mm cove style cornice throughout
- Internal doors are to be paint finished HAG09 routed hollow core doors
- Internal door furniture is to be chrome lever style passage sets with privacy adaptors to be fitted to the bathroom, ensuite and WC doors (where applicable)
- Skirtings are to be 68mm x 12mm splayed profile
- Architraves are to be 42mm x 12mm splayed profile
- Built-in-robos are to have mirrored sliding doors and a single melamine shelf with hanging rail underneath
- Linen press (where applicable) is to have a hinged paint finished HAG09 routed hollow core door and/or vinyl sliding doors as shown and 4 melamine shelves for the entire length of the linen press
- Carpet is to be provided to the bedrooms, WIR, hall and staircase where shown on approved drawings
- The wet area windows are to have slimline aluminum venetian blinds

- Deluxe roller blinds to all windows and external sliding glass doors except for the wet area and garage windows and doors
- Ceramic tiling or laminated timber overlay to the floors of the Entry, Kitchen, Family Room and Meals Area where shown on approved drawings
- Internal staircases (where applicable) are to have their stringers, treads and risers constructed using paint grade MDF and their balustrades and handrail constructed using paint grade hardwood. The profile of the handrail and balusters are at the discretion of the seller and the stringers, handrail and balustrade are to have a semi-gloss paint finish
- 2-Coat internal painting system with flat acrylic paint to the ceilings and cornice. Low sheen washable acrylic paint to the internal walls and semi-gloss enamel paint to the internal woodwork and internal doors

EXTERNAL FEATURES

- 100mm reinforced exposed aggregate concrete paving to the driveway, crossover, front porch, paths, clothes line pad and alfresco which shown on the approved drawings
- Wall or post mounted fold down clothes line
- Mains pressure electric storage hot water unit
- Security screens to all external doors and opening window sashes
- 90mm round PVC downpipes painted in a colour to complement the exterior of the dwelling
- Exterior painting to the entire dwelling comprising 2 coats of exterior low sheen acrylic paint to the soffits, porch and alfresco ceilings, external cladding (if applicable), render and exterior woodwork (if applicable)

ELECTRICAL FEATURES

- Electrical meterbox and switchboard including compliant safety switches and RCDs
- 240v LED downlights to all ceilings excluding garage
- 240v LED downlights outside all external doors, front porch and alfresco
- 1200mm long fluorescent light to garage ceiling
- 1200mm diameter white ceiling fan to each bedroom, living room and family room (where applicable)
- 200mm diameter exhaust fans to the bathroom and ensuite
- Digital-ready TV antenna, wired to 3 x standard TV points
- 2 x telephone points
- Internal pre-wiring of the dwelling to be NBN/Broadband ready, excluding any connection to telecommunication service or account
- Single power points to the garage door motor, rangehood, dishwasher, refrigerator space and microwave space (where applicable)
- 6.5kw (or equivalent) reverse cycle split system air-conditioner to main living area
- 2.5kw (or equivalent) reverse cycle split system air-conditioner to bedroom 1

- Mains powered and interconnected smoke alarms with battery back-up installed in accordance with Building Code, Australian Standards and applicable legislation
- Double power points to the following rooms (where applicable);
 - Bedroom 1 (x 2) note: both to have in-built USB charger
 - Kitchen (x 2) note: 1 to have in-built USB charger
 - Meals Area (x 2)
 - Bedrooms 2 & 3 (x 1 each)
 - Bathroom, Ensuite & Laundry (x 1 each)
 - Garage (x 1)
 - Covered Alfresco (x 1 external)

BATHROOM, ENSUITE, WC & LAUNDRY FEATURES

- Laminated vanity cupboards with 20mm engineered stone tops as shown on the approved drawings
- Soft close hinges to cupboard doors
- Square profile white vitreous china drop in vanity basin and chrome mixer tap
- Polished edge mirror above each vanity to width of vanity and approx. 1000mm high (nominal)
- 1500mm long acrylic bath mounted in a ceramic tiled hob with wall mounted chrome bath mixer and spout
- Fully tiled shower base with polished silver aluminum shower screen complete with clear glazing, pivot door and a chrome shower mixer and adjustable shower rose and rail
- White vitreous china close coupled toilet suite with dual flush and soft close seat
- 45 litre laundry trough and metal cabinet with chrome mixer tap
- Chrome washing machine stop taps mounted inside the trough cabinet
- Chrome toilet roll holder to each toilet suite and chrome towel rail to bathroom and ensuite
- Ceramic wall tiling to the bathroom and ensuite to 2000mm high in the shower recess, 500mm high above the bath podium, 135mm high vanity splashback, 400mm high laundry splashback (nominal)
- Ceramic wall tiles to skirtings up to 100mm high as shown on the approved drawings
- Ceramic floor tiling to the bathroom, ensuite, WC and laundry as shown on the approved drawings

KITCHEN FEATURES

- Laminated kitchen cupboards (base and overheads) with 20mm engineered stone benchtops
- Soft close hinges to cupboard doors
- Stainless steel sink with chrome mixer tap
- Stainless steel European appliances including:
 - 600mm electric under bench oven
 - 600mm electric ceramic cooktop with touch controls
 - 600mm slide-out rangehood
 - Stainless steel dishwasher
- Ceramic tiling to the splashbacks as shown on the approved drawings