

Fixtures, Fittings & Finishes Schedule

General

Design	Combination of brick veneer and lightweight construction Termite protection to Australian Standards
Energy Rating	Batts and sisalation foil to walls and batts to ceilings Foil wrapping and insulation to external walls
Heating/Cooling	Ducted air conditioning to the living area and bedrooms
Windows	Powder coated aluminium with keyed alike window locks and keyed locks to all external patio sliding doors Flyscreens on select windows only
Front Entry Door	Stained hinged front door
External Doors	Weather seals to be provided to external doors
Hot Water Unit	Continuous flow instantaneous gas hot water unit
Rainwater Tank	In-ground tank with pump facilitating rainwater harvesting – installed under the garage or alfresco slab (depending on which home design)
Ceiling Height	2600mm approximately to ground floor 2400mm approximately to first floor

Interior Finishes

Walls/Ceilings	Bathroom and Ensuite – board with low sheen (paint finish) All other rooms – plasterboard with low sheen (paint finish) Ceilings – plasterboard with flat paint finish in ceiling white Cornice – cove cornice Architrave and skirting – MDF in semi-gloss enamel painted finish
Internal Doors	High flush panel door in semi-gloss enamel painted finish
Door Furniture	Internal - lever door handles in satin chrome finish with fixed latches Bathroom/Ensuite/WC - privacy lever handles in satin chrome finish Entry door – chrome finish pull handle, ball catch and double cylinder deadbolt
Floor Coverings	Bedrooms, stairs and upstairs hallway – carpet with underlay Bathroom, living areas and kitchen – tiling

Kitchen

Cabinets	External - laminated cabinets and cabinet doors Internal – melamine carcass and shelves
Drawers	Cutlery tray to top drawer Soft close drawers and cupboards in kitchen & bathrooms
Benchtops	20mm reconstituted stone – non-waterfall
Splashback	Tiled Window (where applicable – only in certain townhomes)
Sink	1.5 bowl undermount sink
Tapware	Chrome sink mixer
Appliances	600mm European-style stainless steel built-in oven 600mm European-style stainless steel 4 burner cooktop 600mm European-style stainless steel undermount rangehood 600mm European-style stainless steel door dishwasher Matching microwave and trim kit

Laundry

Trough	Metal cabinet with stainless steel bowl
Tapware	Mixer tap Washing machine taps
Splashback	Tiles

Bathroom / Ensuite

Vanity	20mm reconstituted stone top Basin – vitreous china Cabinet – polypaint external, melamine internal
Mirror	Wall hung mirror
Shower Screen	Glass, silver semi-frameless
Toilet Suite	White vitreous china cistern and pan
Bath	White acrylic (where applicable)
Tapware	Chrome extended basin mixer Chrome wall bath spout with wall mixer Chrome shower rail with wall mixer & shower head
Walls	Full height tiling to all showers and some bath areas where applicable Tile skirting to other walls and bath areas
Other	Chrome single/double towel rail (dependent on townhome) Chrome toilet roll holder Chrome shower shelf Robe hook behind door

Powder Room

Vanity	Wall basin Chrome bottle trap
Toilet Suite	White vitreous china cistern and pan
Tapware	Hand basin mixer
Tiling	Tiled splashback
Other	Towel holder

Bedroom 1

Walk-in Robe	Drawer unit, adjustable shelves and two sections of hanging space
Robe Doors	No doors to walk-in robes

Bedrooms 2, 3 and 4

Robe	Floor to ceiling built-in robes Adjustable shelves and two sections of hanging space (where applicable)
Robe Doors	Floor-to-ceiling sliding mirrored doors (where applicable)

Electrical

Double Power Points	Bedrooms x 2 Living areas x 3 Kitchen x 3 Wet areas x 1
Single Power Points	Microwave space x 1 Rangehood x 1 Fridge space x 1 Dishwasher x 1 Garage x 1
Smoke Alarm	Hard-wired smoke alarms with battery back-up
Telephone	Kitchen x 1
Data	TV point Living area Kitchen Bedroom 1
TV Antenna	Digital TV antenna calibrated to receive local free-to-air TV signal
Free-to-air TV Points	Living x 1 Bedroom 1 x 1
NBN	Provisions for installation of NBN hub and wired connections
Pay TV Points	Pay TV point to living room with cables bundled in roof space for future connection by purchaser
Light Fittings	Internal – LED downlights External front – LED up/down light External rear – flood light with motion detector Garage – fluorescent light Kitchen: 3 feature pendant light fittings over island bench
Exhaust Fan	Ducted, ceiling-mounted to bathroom, ensuite and laundry & powder room where no external ventilation is available

Stairwell

Stairs	Carpet with underlay (continuation of hallway)
Balustrade	Generally 1100mm high plaster wall on to the landing with a timber handrail on one wall, or timber banisters with handrail

Garage

Garage Door	Colorbond sectional garage door with remote
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External

Garden Taps	Two outdoor garden taps (one front, one rear)
TV Antenna	TV antenna for free-to-air TV channels
Front Porch & Balcony	External tiles
Alfresco Area	Tiled
Driveway	Concrete (non-colour)
Clothes Line	Fold-down clothes line
Letterbox	Letterbox with street number
Landscaping	Rear (basic) – turf and garden bed with planting Front (basic) – paving, garden bed with planting, turf (where applicable)