

The Meadows (Bardia)

Additional Inclusions

EXTERNAL *Finishes* (subject to design)

WALLS - Taubmans Moroka textured coat finish to selected areas.

ROOF - Monier™ Traditional concrete roof tile.

BBQ POINT - External gas bayonet point to Alfresco.

WATER - Rinnai 26 Ltr Continuous Flow B26N50A Hot water Unit

INTERNAL *Finishes*

FLOORING - Tiles to main ground floor, carpet to stairs and first floor (excluding wet areas).

WINDOW COVERINGS - Vertical blinds.

FLYSCREEN DOOR - Aluminium framed sliding door screen with nylon mesh to external aluminium sliding doors. **WASTES** - Chrome round.

VANITIES - Wall hung vanities with stone top & ceramic basin

MIRRORS - Frameless polished edge.

MIRRORED SLIDING DOOR - to all bedroom robes (except walk in robes).

GARAGE FLOORING - Colour on concrete (to match driveway colour).

KITCHEN *Finishes*

BENCHTOP - 20mm Caesarstone Benchtops (cat.1)

COOKTOP - Inalto - ICGW60S - 600mm Stainless Steel Cooktop

OVEN - Inalto - IO60XL5M - 600mm Oven

RANGEHOOD - Westinghouse 600mm Rangehood WRH608IS

RANGEHOOD DUCTING - Rangehood ducted to external air (bulkheads provided where required - subject to design).

DISHWASHER - Inalto - IDW7S Free standing Dishwasher

ELECTRICAL *Finishes*

LIGHT POINTS - Oyster alabaster satin chrome light fittings internally and white satin chrome ball light fittings to external alfresco and porch (silver bunker light if there are no eaves).

COMMUNICATIONS - 1 x Pay TV point ready for connection to the service providers point of connection by others.

EXHAUST FANS - Standard exhaust fans to bathroom & ensuite (non ducted) & to the ground floor powder room ducted externally, subject to individual design.

AIR CONDITIONING - Ducted airconditioning.

NBN READY - Fibre optic network pre wired for connection. (Connection to home and provision of retail service provider is the responsibility of the home owner).

REMOTE CONTROL GARAGE - Automatic Garage door opener.

LANDSCAPING *Finishes*

DRIVEWAY & FRONT PATH - Colour-on concrete & plain concrete crossover.

TURF - Buffalo to the front & rear yard as shown on plan, and nature strip between the front boundary and kerb.

GARDENS - Basic landscaping to the front yard area (to comply with the developers requirements).

CLOTHES LINE - Single fold down clothes line in primrose.

FENCES - 1800mm (nominal) high treated pine lapped fencing to the rear and side boundaries, block off to one side, 1 x hinged gate to other.

LETTERBOX - Brick pier with Taubmans Moroka finish & built-in Colorbond Black letterbox, newspaper holder, light and numbering.

All items above are subject to individual designs and floor plans. House and land packages are subject to predetermined items.

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