





DAHLIA

LOT 14

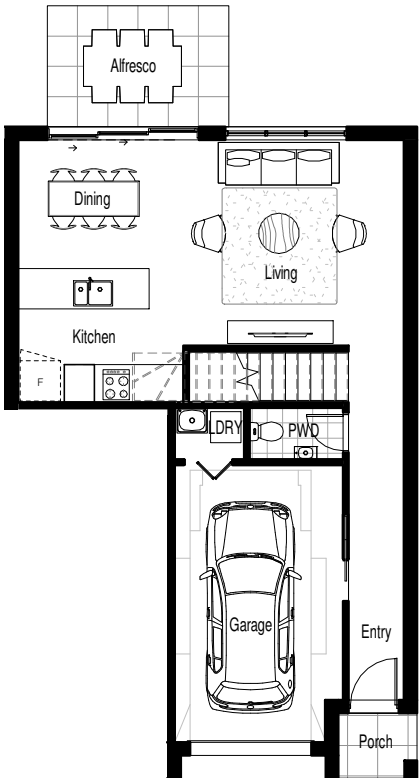
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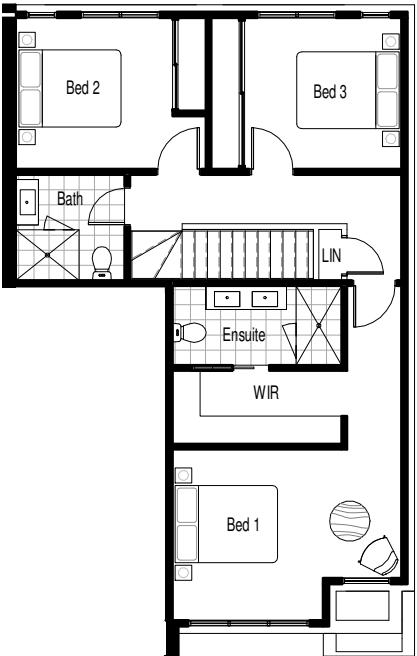
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Front Elevation



Ground Floor



First Floor

AREA SCHEDULE	
GROUND	55m2
FIRST	70.5m2
GARAGE	22.7m2
PORCH	1.9m2
ALFRESCO	8.6m2
BALCONY	0m2
Grand Total	158.7m2

DISCLAIMER

Please note that this material was produced prior to construction and is intended as an indication of the items to be included and/or the general layout of the property and is merely indicative and should not be construed as constituting an offer, guarantee or contract. The Vendor reserves the right to make changes, alter, amend or change at any time the dimensions, areas, fittings, finishes, specifications items detailed here in without reference to or approval by the purchaser. This material should be read in conjunction with any Contract for Sale. All furniture illustrated is indicative only and is not included in the sale.

Areas calculated are approximate only, they have been calculated under the definition of GBA. which includes: external walls, stair voids and penetrations



SCHEDULE OF FINISHES

GENERAL	DESIGN	A combination of Face Brickwork and lightweight construction including Autoclaved aerated concrete panels with render coat applied finish and Painted Cladding boards
	ENERGY RATING	Insulation Batts to all external Walls and ceilings to each dwelling
	HEATING/COOLING	Multi-room split system air-conditioning to ground floor Living Area and main Bedroom (Bed 1) to first floor
	WINDOWS	Aluminium powder-coated windows and sliding doors
	FRONT ENTRY DOOR	Selected Solid Core Hinged entry door with painted finish.
INTERIOR FINISHES	EXTERNAL DOORS	Selected Solid Core Hinged entry door with painted finish.
	HOT WATER UNIT	Continuous flow instantaneous gas hot water system
	RAINWATER TANK	Colorbond rainwater tank plumbed for toilet flushing, washing machine and rear external garden tap.
	CEILING HEIGHT	2700mm to ground floor living areas and 2400mm to first floor.
	WALLS/CEILINGS	Plasterboard with Taubmans 3 coat paint system and Taubmans Gloss finish to woodwork.
KITCHEN	INTERNAL DOORS	Paint finish flush doors with chrome hinges and latches.
	DOOR FURNITURE	External – Round Pull Handle with Double Cylinder Deadbolt to front entry doors. Entrance leverset (CP) to all other hinged external doors. Internal – leversets to all internal doors inclusive privacy adaptor to bathroom, ensuite and powder room (where applicable to home design).
	FLOOR COVERINGS	Selected laminated timber flooring throughout ground floor areas and porcelain floor tiles to all first floor wet areas as shown on plans. Selected quality solution dyed polyester with premium Dunlop underlay to all Bedrooms, stairs and upstairs hallway.
	CABINETS	Selected Polytec cabinetry and doors with white melamine lining to interiors, soft close doors and bulkheads to overhead cupboards. Fingerpull doors to overhead cabinetry and stainless steel pull handles to all other doors.
	DRAWERS	Selected Polytec drawers with white melamine lining to interiors, soft close drawers and stainless steel pull handles to all drawers
LAUNDRY	BENCHTOPS	20mm Reconstituted stone with pencil round edge profile
	SPLASHBACK	Ceramic Tiled
	SINK	Double bowl undermount stainless steel sink
	TAPWARE	Pull down sink mixer
	APPLIANCES	600mm stainless steel gas cooktop 600mm electric built-in oven 520mm Concealed undermount rangehood 600mm stainless steel door dishwasher
BATHROOM / ENSUITE	TAPWARE	Sink Mixer
	TROUGH	45L laundry trough and cabinet
	SPLASHBACK	Ceramic Tiled
	OTHER	Towel ring
	VANITY	20mm Reconstituted stone with pencil round edge profile and Selected Polytec vanity with white melamine lining to interiors, soft close doors & drawers, stainless steel pull handles where required and semi inset basin.
	MIRROR	Polished edge frameless mirrors with concealed fixings
	SHOWER SCREEN	Contour Semi-Frameless Showerscreens with bright silver frame
	TOILET SUITE	Close coupled toilet suite with soft close seat
	BATH	White acrylic bathtub
	TAPWARE	Basin mixer Shower mixers Shower on rail with hand held adjustable shower rose on rail with integrated soap dish. Wall Bath Mixer Set to main bathroom
	WALLS	Ceramic tiles to top of showerscreen height inside shower areas and 1200mm high ceramic tiles to all other walls
	OTHER	Double towel rail toilet roll holder

POWDER ROOM	VANITY	Mini wall hung basin
	TOILET SUITE	Close coupled toilet suite with soft close seat
	MIRROR	Polished edge frameless mirrors with concealed fixings
	TAPWARE	Basin mixer
	TILING	Ceramic Tiled skirting to all walls and tiled splashback above wall hung basin
BED 1	OTHER	Towel ring Toilet roll holder
	WALK-IN ROBE	Included where shown on plan with one white melamine shelf and hanging rail
	ROBE DOORS	Powdercoat aluminium framed mirror sliding doors
BED 2 & 3	ROBE	Included where shown on plan with one white melamine shelf and hanging rail
	ROBE DOORS	Powdercoat aluminium framed mirror sliding doors
ELECTRICAL	DOUBLE POWER POINTS	Double GPOS's in white finish to Study, kitchen, dining, living and all bedrooms & wet areas.
	SINGLE POWER POINTS	Single GPO's in white finish to all appliances and garage door opener as required.
	SMOKE ALARM	Hard-wired smoke alarms with battery back-up
	TELEPHONE	1 x Kitchen 1 x Bed 1
	DATA	1 x Living 1x Kitchen 1x Bed 1
	TV OUTLET	1 x Living 1x Bed 1
	NBN	NBN connection with data points living, kitchen and Bed 1 (where applicable to home design).
	EXHAUST FANS	Exhaust fans to laundry, powder room, main bathroom and ensuite.
	LIGHT FITTINGS	LED Down lights to ground floor, oyster ceiling lights to all bedrooms, stairwell wall light, external bunker lights, flood light with motion detector to rear and ceiling mounted Fluoro battens to all garages as required.
	STAIRS	Carpet to treads and risers and painted closed stringers.
STAIR WELL	BALUSTRADE	12mm x 12mm square stainless steel balusters with painted handrail and posts
	GARAGE DOOR	Sectional slimline overhead Colorbond garage door with automatic door opener inclusive two hand held and one wall mounted transmitter
EXTERNAL	GARDEN TAPS	Two (2) potable garden taps (one for detached garage and one to front dwelling) and one (1) rainwater garden tap to rear yard unless otherwise stated on architectural plans
	TV ANTENNA	Not Included, provisional wiring included only.
	FRONT PORCH	Porcelain floor tiles
	ALFRESCO AREA	Porcelain floor tiles
	DRIVEWAY	Concrete driveway applicable to each home design.
	CLOTHES LINE	External folding frame clothes line
	LETTERBOX / BIN ENCLOSURE	Letterbox with street number
	FENCING	Combination of 1.8m Treated pine lapped and capped Fencing and 1.8m High Painted timber fences and gates with vertical palings
	LANDSCAPING	All lots fully landscaped