

The Sunland Collection

THE HILLS ESTATE



Type C

[LOT 209, 211, 213, 215]

FLOOR AREA 232M²

0m 5m

01 LIVING 02 DINING 03 KITCHEN 04 ENTRY 05 GARAGE 06 LAUNDRY

07 POWDER ROOM 08 PORCH 09 PATIO 10 BEDROOM 11 ENSUITE

12 WALK-IN ROBE 13 MEDIA 14 BATHROOM 15 LINEN 16 BROOM CUPBOARD



Internal Finishes

WALLS – PLASTERBOARD WALL LINING. PAINT FINISH | VILLABOARD WALL LINING IN BATHROOMS. PAINT FINISH | **CEILINGS** – SQUARE-SET PLASTERBOARD CEILING LINING. PAINT FINISH | **EXTERNAL DOOR** (ENTRY & INTERNAL GARAGE DOOR) – SOLID CORE FLUSH PANEL DOOR. GLOSS PAINT FINISH | **INTERNAL DOORS** – HOLLOW CORE FLUSH PANEL DOORS. GLOSS PAINT FINISH | **FLOORS** – REINFORCED IN-SITU CONCRETE SLAB | PORCELAIN TILES IN ENTRY, LIVING, DINING, KITCHEN, LAUNDRY, ENSUITE, BATHROOM & POWDER ROOM | CARPET IN ALL BEDROOMS, WALK THROUGH ROBE, WALK IN ROBE, ROBES, LINEN & MEDIA ROOM (MEDIA ROOM IN TYPE C, CM & D, DM) | **GENERAL** – DUCTED AIR CONDITIONING SYSTEM IN MAIN LIVING AREAS AND ALL BEDROOMS | FREE TO AIR TELEVISION POINTS IN ALL BEDROOMS, LIVING ROOM & MEDIA ROOM (MEDIA ROOM IN TYPE C, CM & D, DM) | PAY TELEVISION PROVISIONS FOR FUTURE CONNECTION TO PAY SERVICE INSTALLED IN LIVING ROOM AND MEDIA ROOM (MEDIA ROOM IN TYPE C, CM & D, DM) | NBN PROVISIONS FOR FUTURE CONNECTION OF ONE ISP ACCOUNT TO CENTRAL MODEM POINT INSTALLED IN LIVING ROOM | TELEPHONE POINTS IN BEDROOM 1 AND LIVING ROOM | LED DOWNLIGHTS THROUGHOUT THE HOME | MINIMUM OF 1 LIGHT SWITCH AT ENTRANCE TO EACH ROOM | MECHANICAL VENTILATION IN ENSUITE, BATHROOM, POWDER ROOM & LAUNDRY | MINIMUM OF 1 DOUBLE POWER POINT TO EACH LIVING ROOM, MEDIA ROOM (MEDIA ROOM TYPE C, CM & D, DM ONLY) AND BEDROOM | **KITCHEN** – HIGH GLOSS LAMINATE FINISH TO EXPOSED CABINETRY (GENERALLY) | RECONSTITUTED STONE BENCH TOPS | STAINLESS STEEL APPLIANCES INCLUDING; DISHWASHER, 900MM WIDE OVEN & RANGE HOOD | 900MM BLACK CERAMIC GLASS NATURAL GAS COOKTOP | MIRROR SPLASHBACK | KITCHEN TAP & MIXER | KITCHEN SINK | COLD WATER CONNECTION IN FRIDGE ALCOVE | **LAUNDRY** – LAUNDRY TUB UNIT | LAMINATE FINISH TO EXPOSED CABINETRY AND BENCH TOPS | LAUNDRY MIXER | PORCELAIN TILE SPLASHBACK | **GUEST POWDER ROOM** – VANITY BASIN AND VANITY MIXER | WALL MOUNTED VANITY MIRROR | TOILET SUITE | HAND TOWEL RAIL | **FAMILY BATHROOM** – HIGH GLOSS LAMINATE VANITY CABINET WITH RECONSTITUTED STONE TOP | VANITY BASIN & VANITY MIXER | WALL MOUNTED VANITY MIRROR | SHOWER RECESS, SEMI FRAMELESS GLASS SHOWER SCREEN (HEIGHT 2050MM) | PORCELAIN WALL TILES TO SHOWER RECESS | HAND-HELD SHOWER ON ADJUSTABLE SHOWER RAIL | IN-WALL SHOWER MIXER | FREESTANDING BATH (TYPE B & D, DM) | BUILT-IN BATH (TYPE A, AM & C, CM) | BATH SPOUT MIXER | TOILET SUITE | BATHROOM ACCESSORIES INCLUDING; TOWEL RAIL, TOILET ROLL HOLDER & SOAP DISH | **ENSUITE** – HIGH GLOSS LAMINATE VANITY CABINET WITH RECONSTITUTED STONE TOP | DOUBLE VANITY BASINS & VANITY MIXERS | WALL MOUNTED VANITY MIRROR | SHOWER RECESS, SEMI FRAMELESS GLASS SHOWER SCREEN (HEIGHT 2050MM) | PORCELAIN WALL TILES TO SHOWER RECESS | SHOWER HEAD AND HAND-HELD SHOWER | IN-WALL SHOWER MIXER WITH DIVERTOR | TOILET SUITE | BATHROOM ACCESSORIES INCLUDING; TOWEL RAIL, TOILET ROLL HOLDER &

SOAP DISH | **WALK IN ROBE** (BEDROOM 1 – TYPE A, AM & C, CM) – SHELF & HANGING RAILS | **WALK THROUGH ROBES** (BEDROOM 1 – TYPE B & D, DM) – MIRRORED SLIDING DOORS | SHELF & HANGING RAILS | **WARDROBES** (BEDROOMS 2, 3 & 4 - ALL LOTS) – MIRRORED SLIDING DOORS | SHELF & HANGING RAILS | **LINEN CUPBOARDS** – FIXED SHELVING.

External Finishes

WALLS – HEBEL CLADDING. EXTERIOR GRADE APPLIED TEXTURED PAINT FINISH | FIBRE CEMENT COMPOSITE WEATHERBOARD CLADDING. EXTERIOR GRADE PAINT FINISH | FIBRE CEMENT COMPOSITE SHEET CLADDING. EXTERIOR GRADE PAINT FINISH | FORMED ARCHITECTURAL MOULDINGS. EXTERIOR GRADE APPLIED TEXTURED PAINT FINISH | **WINDOWS** – ALUMINIUM FRAMED WINDOWS AND SLIDING DOORS. POWDERCOAT FINISH | MATCHING FLYSCREENS | **ROOF** – METAL DECK ROOFING. COLORBOND FINISH | METAL FASCIA AND GUTTERS. COLORBOND FINISH TO MATCH ROOFING | DOWNPIPES. EXTERIOR GRADE PAINT FINISH TO MATCH ADJACENT WALL COLOUR | **GARAGE** – ATTACHED LOCKUP GARAGE WITH REMOTE CONTROLLED, COLORBOND FINISH, SECTIONAL GARAGE DOOR | **COVERED PATIO / COURTYARD** – INTEGRATED PATIO UNDER ROOF, PORCELAIN TILED CONCRETE SLAB | **GENERAL** – EXPOSED AGGREGATE CONCRETE DRIVEWAY, ENTRY PATH AND PORCH SLAB | LANDSCAPING | GAS HOT WATER SYSTEM | CLOTHES LINE | EXTERNAL LIGHT FITTINGS | FENCING

Please note: Fittings may change during construction. The seller reserves the right to change fittings with equivalent products if the specified product becomes unavailable.

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INDICATIVE FLOOR PLAN ONLY. THIS FLOOR PLAN IS INDICATIVE OF TYPE C LOT 209. REFER TO THE FLOOR PLANS CONTAINED IN THE CONTRACT OF SALE FOR THE ACTUAL FLOOR PLAN APPLICABLE TO THE OTHER LOTS. ALL FLOOR AREAS MEASURED TO THE FACE OF EXTERNAL WALLS. ALL EXTERNAL AREAS (TERRACES, COURTYARDS, EXTERNAL ENTRY PORCHES AND PATIOS) ARE INCLUDED IN THE AREA CALCULATION. ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE FLOOR PLANS. TO THE BEST OF OUR KNOWLEDGE, NO RELEVANT INFORMATION HAS BEEN OMITTED. HOWEVER, SUNLAND GROUP LIMITED AND ITS APPOINTED AGENTS DISCLAIM ALL LIABILITY SHOULD ANY INFORMATION OR MATTER CONTAINED HEREIN DIFFER FROM THE CONTRACT OF SALE OR THE ACTUAL CONSTRUCTED DEVELOPMENT. ALL INFORMATION IS CORRECT AT THE TIME OF PRINTING. © SUNLAND GROUP LIMITED. ALL RIGHTS RESERVED.