

2

NOTE: AREAS DO NOT INCLUDE VOIDS AND STAIR VOIDS ON THE FIRST LEVEL





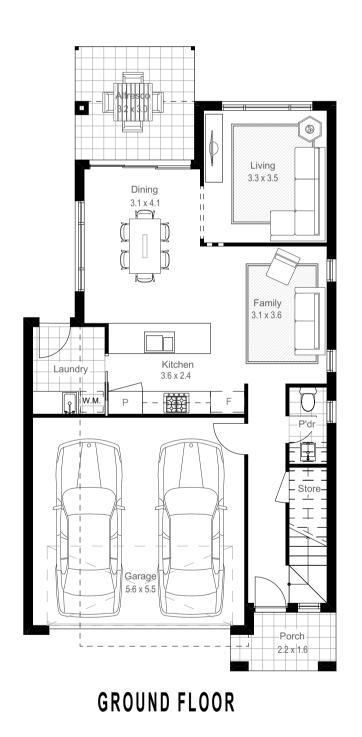
## **Areas** Gı

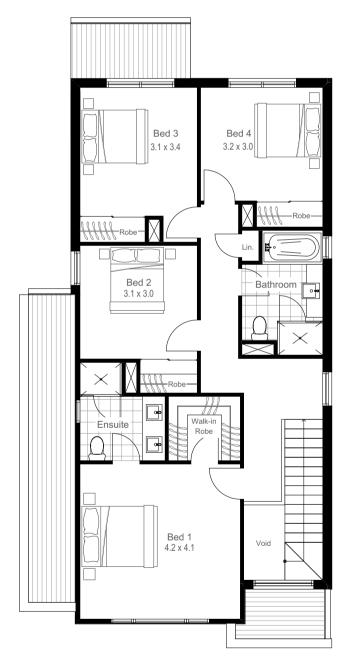
**Enclosed** 

Ground	
Enclosed	68.85
Garage	33.66
Porch	3.96
Terrace	9.48
First	

89.80 205.75 m<sup>2</sup>

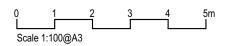
# FRONT ELEVATION





**UPPER FLOOR** 

# FLOOR PLANS/ FRONT **ELEVATION**







# Schedule of Finishes & Inclusions - Starting Specifications

Living, Dining & Family

Floor

# 100% nylon first grade quality carpet Walls Painted plasterboard Ceiling Painted plasterboard Staircase o MDF tread and risers with carpet finish Kitchen Finishes Floor Ceramic tiles Walls o Painted plasterboard Ceiling o Painted plasterboard Cupboards Laminate doors with melamine interiors Benchtops o 20mm reconstituted stone benchtop with waterfall edge where applicable Splashback o Ceramic tile splashback



## Kitchen Fixtures, Fittings & Equipment

## Sink & Tapware

o Stainless steel double under mount bowl with gooseneck sink mixer

#### Cooktop

Technika gas cooktop

#### Oven

o Technika built-in electric oven

## Range hood

o Technika rangehood, external ducted

## **Bedrooms**

## Carpet

o 100% nylon first grade quality carpet

#### Walls

o Painted plasterboard

## Ceiling

o Painted plasterboard

## **Built-in Robes**

Mirrored doors with melamine interiors

## Walk-in Robe

Melamine interiors



#### Main Bathroom & Ensuite

Vanity Unit & Benchtop

o Laminate benchtop with wall hung mirror

Vanity Basin & Tapware

Semi inset ceramic bowl with chrome finished fixtures & fittings

#### Shower

o Semi-frameless glass shower with shower rose & mixer tap

#### WC

o Toilet with back to wall pan with soft close seat and close coupled cistern

#### Bath

o Built-in acrylic bath or semi-freestanding back to wall as nominated on floorplan

#### Floor

Ceramic tiles

#### Walls

- o 1200mm wall tile bathroom & ensuite
- Skirting tiles to WC

#### Ceiling

o Painted plasterboard

## Accessories

o Chrome finished towel rail, toilet roll holder and shower shelf

## Laundry

## Floor

o Ceramic tiles

## Walls

Painted plasterboard & skirting tiles



## Ceiling

• Painted plasterboard

## Laundry Tub & Tapware

• Stainless steel laundry tub & tapware

## **Lighting & Power**

- o Oyster lights throughout, fluorescent to garage
- o Double power points throughout

#### Communication

- o Hills Home hub
- o Telephone / data & TV outlets
- o NBN compatible

## Air-conditioning

o Full ducted reverse cycle air-conditioning

## General

## **Entry Door**

o Timber stained or painted finish with clear glazing (as nominated on floorplan / renders)

## **Internal Doors**

o Paint finish

## Ceiling Height

- 2590mm to ground floor and 2440 to first floor

## **Internal Skirting**

o Pine skirting with paint finish



## External

## Fencing

Colorbond fencing (1.8m) to side and rear boundaries where applicable
\*Subject to estate guidelines

#### **Acoustic Walls**

 Acoustic wall to rear boundary of lots immediately adjacent Windsor Road & Memorial Avenue

#### Walls

o Combination of face brickwork, cement and acrylic render and painted cladding systems

#### Roofing

Concrete tile roofing

#### Windows

- o Aluminium awning or sliding windows
- Obscure glazing to ensuite, bathroom & WC. All other windows with clear glazing.

#### Fascia & Gutters

o Colorbond® gutters, box gutters, rain heads and PVC downpipes

## Entry Porch & Rear Terrace / Alfresco

o External first quality ceramic tiles to floor with lined FC sheet to ceiling

## Driveway

Coloured concrete with cove finish



#### **Letter Box**

o Rendered and painted pillar style to match home

## Garage Door

o Sectional overhead Colorbond® door with auto opener

## Landscaping

 To front and rear yards with a combination of turf, mulched garden beds and planting including trees and shrubs

## Clothesline

o Wall or ground mounted folding clothes line

## Hot Water System

Instantaneous gas hot water system

#### Rainwater Tank

o 3000L rainwater tank