





## AGATE 16

TOTAL FLOOR AREA - 120 SQM  
GARAGE AREA = 24 SQM  
PORCH = 1.4 SQM

BEDROOM = 3  
BATHROOM = 2  
GARAGE = 1

# INCLUSIONS

# AVAILABLE INCLUSIONS

## EXTERNAL

**FOUNDATION :** M class waffle pod concrete slab to Engineering specification.  
**ROOF :** Cement roof tiles. Metal roof available depending on the final house design.  
**BRICK :** From the builders specification.  
**EAVES, FASIA & GUTTER :** Colorbond fascia and gutters. Eaves as per house design.  
**WATER HEATER :** Instantaneous hot water system, 6 star rated.  
**GARAGE DOOR :** Colorbond garage door with handsets.  
**TERMITE PROTECTION :** Installed to perimeter of concrete slab and approved collars to the internal pipes.  
**GAS POINTS :** Provide 3 gas points – depending on house design.

## FRAMING

**FRAME & BEAM :** Structural grade pine timber frame and trusses. Structural steel beam as per engineering specification.  
**STUD SPACING :** 600mm stud spacing to external walls.

## LANDSCAPING

**DRIVEWAY :** Concrete driveway and concrete footpath in accordance to council regulations and Building Code Australia (BCA).  
**LANDSCAPE :** Turf to front and rear yard, with letter box and clothesline. Two external garden taps to main supply and recycle water or water tank as per BASIX.  
**FENCING :** Colorbond fencing  
**RAINWATER TANK :** Rainwater tank and pump as per BASIX or recycled water connection.

## INTERNAL

**ARCHITRAVES & SKIRTING :** Pine timber.  
**PAINT :** Paint to all walls and ceiling – 1 sealer coat and 2 finish coats of paint.  
**LINING & CORNICE :** Plasterboard to ceiling and walls with cove cornice finish.  
**INSULATION :** Insulation as per BASIX requirements.  
**WARDROBE :** Built in or melamine shelved wardrobes to all bedrooms.  
**STAIR CASE :** From the builders specification.  
**TILES :** Entrance, Alfresco, Porch & Wet Areas.  
**CARPET :** Carpet to un-tiled areas.

## DOORS & WINDOWS

**INTERNAL DOORS :** Pine doors throughout.  
**EXTERNAL SLIDING DOOR :** Aluminium sliding door –blinds to all windows and sliding doors.  
**WINDOWS :** Aluminium frame window. Fly-screen to all windows and sliding door.

## ELECTRICAL

**LED DOWN LIGHTS :** To whole house.  
**DOUBLE POWER POINT :** To all rooms.  
**TV POINT :** Master Bed & Living Room.  
**TELEPHONE POINT :** Living Room.  
**SMOKE DETECTOR :** As per Australian Standards.  
**SECURITY ALARM SYSTEM :** Remote handset included.  
**DUCTED A/C**

## KITCHEN APPLIANCES

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**BENCH TOP :** 20mm Quantum Quartz bench top – from builders specification.  
**CUPBOARDS/DRAWERS :** Laminated cupboard doors and drawers – With soft close hinges.  
**SINK & MIXER :** Double bowl stainless steel sink with chrome mixer.  
**COOK TOP – OVEN :** Freestanding stainless steel oven with gas cook top and 5 burners.  
**RANGE HOOD :** Wall hung range hood – square edge look stainless steel freestanding.  
**DISHWASHER :** Stainless steel freestanding dishwasher.  
**TILES :** Tiles used for splash back and floor.  
**MICROWAVE SHELF :** Depending on house design.

## BATHROOM

**VANITIES :** 600mm – 1500mm Wall hung vanity. 400mm floor vanity in WC.  
**SHOWER SCREEN :** Frame less/ semi frame less shower screen with chrome hinges.  
**TAP WARE / TOWEL RAILS :** Chrome mixer to vanity, shower & bathtub, chrome towel rail.  
**TOILETS :** Back to wall faced toilet suite & 3 star rated China bowl cistern.  
**BATH :** Freestanding bathtub.  
**MIRRORS :** Polished edge mirrors to bathrooms.  
**BASINS :** Comet above the counter.  
**TILES :** From the builders specification to the Kitchen, Bathroom, En-suite, Powder Room, separate W/C & Laundry.  
**FLOOR WASTE :** Floor waste with chrome metal square design.  
**EXHAUST FANS :** Exhaust fans to bathroom, en-suite & WC.

