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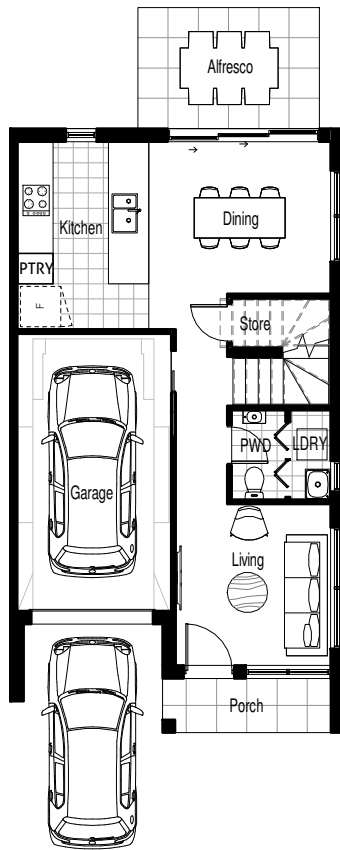
# DAHLIA

LOT 34

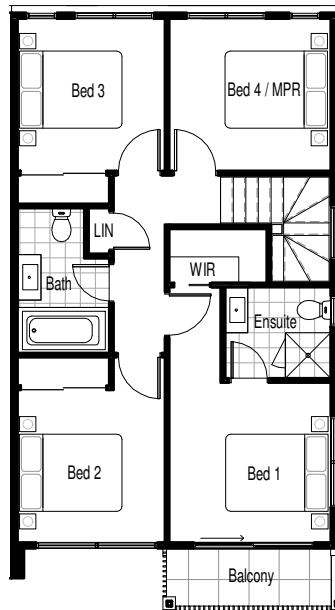
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Front Elevation



Ground Floor



First Floor

AREA SCHEDULE	
GROUND	49.6m <sup>2</sup>
FIRST	65.1m <sup>2</sup>
GARAGE	19.1m <sup>2</sup>
PORCH	3.5m <sup>2</sup>
ALFRESCO	8.6m <sup>2</sup>
BALCONY	3.7m <sup>2</sup>
<b>Grand Total</b>	<b>149.6m<sup>2</sup></b>



**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	<b>DESIGN</b>	A combination of Face Brickwork and lightweight construction including Autoclaved aerated concrete panels with render coat applied finish and Painted Cladding boards
	<b>ENERGY RATING</b>	Insulation Batts to all external Walls and ceilings to each dwelling
	<b>HEATING/COOLING</b>	Multi-room split system air-conditioning to ground floor Living Area and main Bedroom (Bed 1) to first floor
	<b>WINDOWS</b>	Aluminium powder-coated windows and sliding doors.
	<b>FRONT ENTRY DOOR</b>	Selected Solid Core Hinged entry door with painted finish.
	<b>EXTERNAL DOORS</b>	Selected Solid Core Hinged entry door with painted finish.
	<b>HOT WATER UNIT</b>	Continuous flow instantaneous gas hot water system
<b>RAINWATER TANK</b>	Colorbond rainwater tank plumbed for toilet flushing, washing machine and rear external garden tap.	
<b>CEILING HEIGHT</b>	2700mm to ground floor living areas and 2400mm to first floor.	
INTERIOR FINISHES	<b>WALLS/CEILINGS</b>	Plasterboard with Taubmans 3 coat paint system and Taubmans Gloss finish to woodwork.
	<b>INTERNAL DOORS</b>	Paint finish flush doors with chrome hinges and latches.
	<b>DOOR FURNITURE</b>	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).
	<b>FLOOR COVERINGS</b>	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.
KITCHEN	<b>CABINETS</b>	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.
	<b>DRAWERS</b>	Selected Polytec drawers with white melamine lining to interiors, soft close drawers and stainless steel pull handles to all drawers
	<b>BENCHTOPS</b>	20mm Reconstituted stone with pencil round edge profile
	<b>SPLASHBACK</b>	Ceramic Tiled
	<b>SINK</b>	Double bowl undermount stainless steel sink
	<b>TAPWARE</b>	Pull down sink mixer
	<b>APPLIANCES</b>	600mm stainless steel gas cooktop 600mm electric built-in oven 520mm Concealed undermount rangehood 600mm stainless steel door dishwasher
LAUNDRY	<b>TAPWARE</b>	Sink Mixer
	<b>TROUGH</b>	45L laundry trough and cabinet
	<b>SPLASHBACK</b>	Ceramic Tiled
	<b>OTHER</b>	Towel ring
BATHROOM / ENSUITE	<b>VANITY</b>	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.
	<b>MIRROR</b>	Polished edge frameless mirrors with concealed fixings.
	<b>SHOWER SCREEN</b>	Contour Semi-Frameless Showerscreens with bright silver frame
	<b>TOILET SUITE</b>	Close coupled toilet suite with soft close seat
	<b>BATH</b>	White acrylic bathtub
	<b>TAPWARE</b>	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
	<b>WALLS</b>	Ceramic tiles to top of showerscreen height inside shower areas and 1200mm high ceramic tiles to all other walls
	<b>OTHER</b>	Double towel rail toilet roll holder

Correct at 18/11/19

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

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