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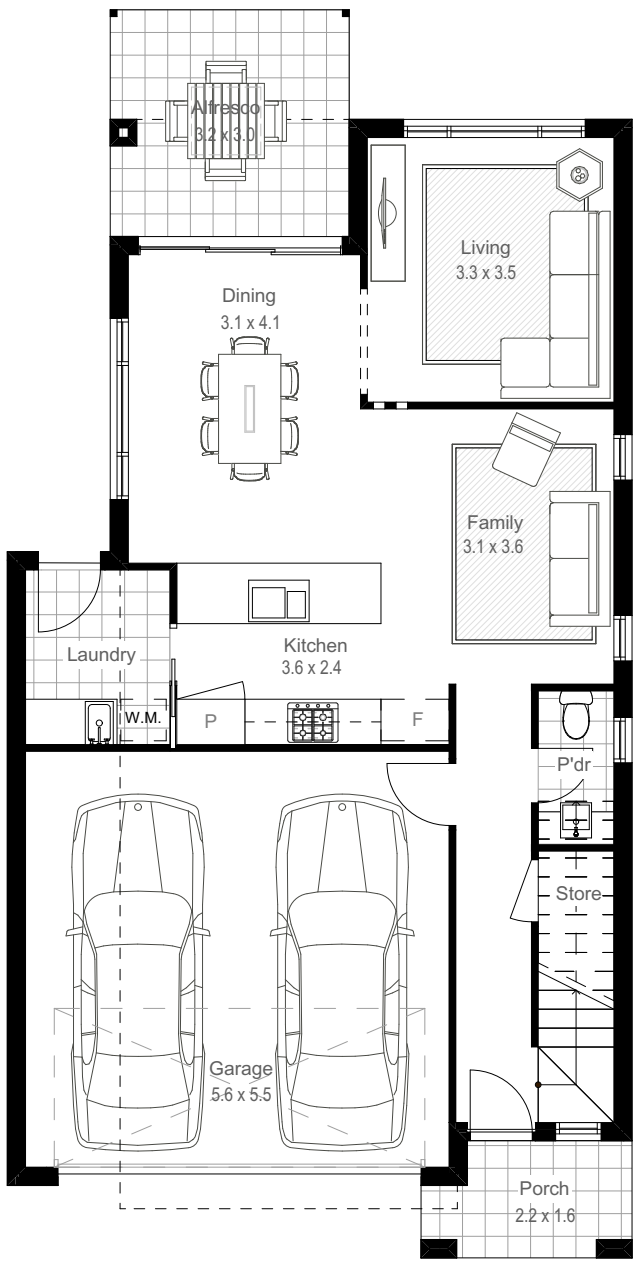
NOTE: AREAS DO NOT INCLUDE VOIDS AND STAIR VOIDS ON THE FIRST LEVEL

4	3	2	2

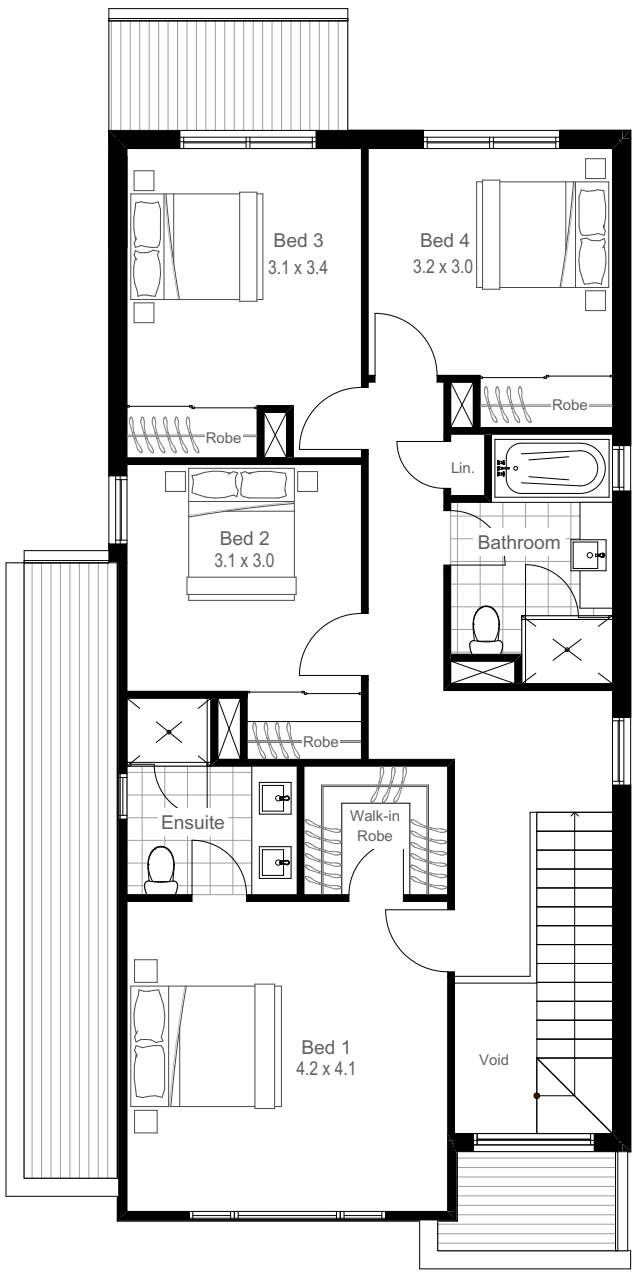
FRONT ELEVATION

Areas

Ground	
Enclosed	68.85
Garage	33.66
Porch	3.96
Terrace	9.48
First	
Enclosed	89.80
	205.75 m²



GROUND FLOOR



UPPER FLOOR

FLOOR PLANS/ FRONT ELEVATION

0 1 2 3 4 5m

Scale 1:100@A3

creation HOMES

14 Dec 2017
3079
ROSA

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KELLYVILLE

Schedule of Finishes & Inclusions – Starting Specifications

Living, Dining & Family

Floor

- 100% nylon first grade quality carpet

Walls

- Painted plasterboard

Ceiling

- Painted plasterboard

Staircase

- MDF tread and risers with carpet finish

Kitchen Finishes

Floor

- Ceramic tiles

Walls

- Painted plasterboard

Ceiling

- Painted plasterboard

Cupboards

- Laminate doors with melamine interiors

Benchtops

- 20mm reconstituted stone benchtop with waterfall edge where applicable

Splashback

- Ceramic tile splashback

Inclusions may vary depending on house design, site conditions and are not redeemable for cash or credit at contract. Credits will not be given for the deletion of any inclusion. Creation Homes inclusions specification is subject to change without notice and we reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the contract. Creation Homes (NSW) Pty Ltd Builder License No:286729C; *Version August 2019.*

Kitchen Fixtures, Fittings & Equipment

Sink & Tapware

- Stainless steel double under mount bowl with gooseneck sink mixer

Cooktop

- Technika gas cooktop

Oven

- Technika built-in electric oven

Range hood

- Technika rangehood, external ducted

Bedrooms

Carpet

- 100% nylon first grade quality carpet

Walls

- Painted plasterboard

Ceiling

- Painted plasterboard

Built-in Robes

- Mirrored doors with melamine interiors

Walk-in Robe

- Melamine interiors

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Main Bathroom & Ensuite

Vanity Unit & Benchtop

- Laminate benchtop with wall hung mirror

Vanity Basin & Tapware

- Semi inset ceramic bowl with chrome finished fixtures & fittings

Shower

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

WC

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

Bath

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

Floor

- Ceramic tiles

Walls

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

Ceiling

- Painted plasterboard

Accessories

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

Laundry

Floor

- Ceramic tiles

Walls

- Painted plasterboard & skirting tiles

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Ceiling

- Painted plasterboard

Laundry Tub & Tapware

- Stainless steel laundry tub & tapware

Lighting & Power

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

Communication

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

Air-conditioning

- Full ducted reverse cycle air-conditioning

General

Entry Door

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

Internal Doors

- Paint finish

Ceiling Height

- 2590mm to ground floor and 2440 to first floor

Internal Skirting

- Pine skirting with paint finish

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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

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

Roofing

- Concrete tile roofing

Windows

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

Fascia & Gutters

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

Entry Porch & Rear Terrace / Alfresco

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

Driveway

- Coloured concrete with cove finish

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Letter Box

- Rendered and painted pillar style to match home

Garage Door

- 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

- Wall or ground mounted folding clothes line

Hot Water System

- Instantaneous gas hot water system

Rainwater Tank

- 3000L rainwater tank

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