

Rose Grounds – Austral

kitchen

Cooktop	ILVE 600mm European stainless steel gas cooktop with cast iron trivets and wok burner (where natural gas available)
Oven	ILVE 600mm European stainless steel multifunction oven with clock
Rangehood	ILVE 600mm European stainless steel undermount rangehood, vented to external
Dishwasher	ILVE Dishwasher IVDFSP5/1
Microwave	ILVE IV602BIM stainless steel microwave with trim kit
Benchtops	Caesarstone Benchtops, 40mm to Islands Benches with Waterfall Ends and 20mm to Back-benches
Splashback	Ceramic tiled splashback
Cabinetry	Polytec Polyurethane cupboard doors and drawer fronts with soft close
Water Point	Tap to rear of refrigerator space
Water Filter	Inline water filter fitted under kitchen sink with the filtered water delivered directly through the kitchen sink mixer
Pantry	4 x White Melamine Shelves (Framed or Joinery – Design Specific)
Bin	Slide-out bin enclosure
Handles	Hettich handles to base cupboards
Sink	Double bowl undermount sink
Tapware	Adler Flex sink mixer

ensuite/bathroom/powder room

Free-Standing Bath	White free-standing bath with chrome waste and rubber plug as indicated on plan
Cabinetry	Fully laminated vanity units
Benchtops	20mm pencil round edge Caesarstone benchtops
Vanity Basins	Caroma Carboni II white vitreous china inset vanity basin with chrome waste and white plug to ensuite and bathroom (design specific)
Mirror	Polished edge mirror
Handles	Hettich handles
Shower Screens	2,000mm high framed shower enclosure in bright chrome finish and clear safety glass and a semi-framed pivot door to bathroom and ensuite
Accessories	Dorf towel rails
Tapware	Adler Flex mixer tapware to basin, shower & bath
Toilet	Stylus Venecia white vitreous china dual flush close coupled toilet suite with soft close seat (design specific)
Exhaust Fans	Exhaust Fan to ceiling space in ensuite and bathroom
Floorwaste	Chrome floor wastes throughout

doors

Front Door	Corinthian Madison 2,340mm x 920mm wide (nominal) front entry door, clear glazed in a paint finish
Internal	Corinthian flush panel hinged doors
Sliding Doors	Aluminium sliding doors where specified

door furniture

Front Door	Delf trilock leversets
Internal	Delf madrid levers

flooring

Ceramic Tiles	450 x 450mm ceramic floor tiles to main floor areas (entry, dining, family, kitchen, pantry, hallway & linen) (design specific)
Carpet	Builders range nylon carpet to all bedrooms, robes, home theatre & lounge. (design specific)

laundry

Laundry Tub	800mm wide laundry base cupboard with laminated doors, end panels and laminated square edge benchtop with an ABS edge and matching kick boards and Radiant Vital 45L f/line SS drop in tub with F/mix to laundry (design specific)
Exhaust Fan	Exhaust fan to ceiling space in laundry
Tapware	Adler Classico sink mixer
Splashback	Tiled splashback to laundry tub

internal

Cornice	Cove cornice
Gas Package	Gas cooktop, HWS and heating point (where natural gas is available)
Robes	Framed mirror sliding doors to bedroom robes
Skirting	Skirting board and architrave. HMR custom wood, half splayed
Shelving	White shelving to all robes, linen and pantry

foundation/frame

Slab	Concrete slab structurally designed by qualified engineers/ Steel Frame
Ceiling	Ceiling height of 2740 for ground floor & 2440mm for first floor

start living

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electrical

Air-Conditioning	Ducted A/C System (single phase)
Lighting	Downlights in hallway and living rooms. Oyster light fittings to remainder. 2 x Downlights to underside of overhead kitchen cupboards
Alarm	Alarm system with 4 PIR sensors, 1 LCD keypad, control panel & internal/external siren
Powerpoints	Throughout as detailed on electrical plan, external double waterproof power point to the alfresco
USB GPO's	Six (6) Iconic USB double power points: 2 in living rooms, 1 in kitchen and 1 in each bedroom
Phone	Six (6) Cat 6 Data points: 2 x 2 in living rooms, 1 in kitchen and 1 in main bedroom
Television Point	Three (3) x TV points: 1 in main bedroom, 1 in living and 1 in theatre

hot water system

Hot Water System	Rheem Metro 26 instantaneous gas hot water unit (where natural gas is available)
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paint

Internal Walls	Taubmans low sheen 3 coat paint system
Internal Woodwork	Taubmans gloss paintwork 3 coat paint system
Exterior	Taubmans acrylic paintwork 3 coat paint system

external

Walls	Face brickwork with Austral Bricks where indicated on plan
Render	2 coat Moroka finish to selected areas as indicated on plan
Windows	Aluminium windows throughout
Flyscreens	Flyscreens to openable windows excluding hinged and sliding doors
Roof	Metal sheet roof
Fascia and Gutter	Colorbond fascia and guttering. Downpipes 90mm Round PVC to match guttering
Sarking	Foil face blanket to roof & sarking to external walls
Garage Door	Sectional Colorbond garage door, with two handsets, wall mounted button and additional remote control handset
Ceramic Tiles	450 x 450mm ceramic floor tiles to porch and alfresco
Garden Taps	One to front and one to rear
Landscaping	Turf to front and rear (to estate requirements)
Driveway	Driveway and Crossover/Colour sealed to estate requirements
Fencing	Colorbond fence (excluding mini orb) including side gate and blockoff
TV Aerial	Television aerial (Inc BOOSTER)
Clotheslines	Included
Gas Connection	Gas point to alfresco (where natural gas is available)