

Enhanced turnkey inclusions

LED down lights throughout

Up to 20 power points

Handheld shower rail

Niche to bathroom & ensuite showers

Colour through concrete driveway

Colorbond panel lift garage door

TV antenna

600mm stainless steel oven, cooktop & range

Reverse cycle ducted air conditioning

20mm stone kitchen bench tops

Fly screens to all openable windows

Soft close kitchen drawers & doors

Quality tiles & carpet

Landscaping (turf) & mailbox



Stainless steel double bowl kitchen sink
Premium pulldown chrome mixer
Laminate finish cabinetry + full set of drawers
Four melamine shelves to pantry/walk in pantry
Domain stainless steel 600mm built-in oven
Domain stainless steel 600mm gas cooktop
Domain stainless steel 600mm fixed range hood
Tiled or window kitchen splash back per design





Full height tiling to bathrooms & ensuite

Polyurethane vanity cabinets, porcelain bench tops

Chrome Zoeva tap mixer

Chrome combined shower head & hand shower

Chrome towel rails and roll holder

Semi frameless shower screens

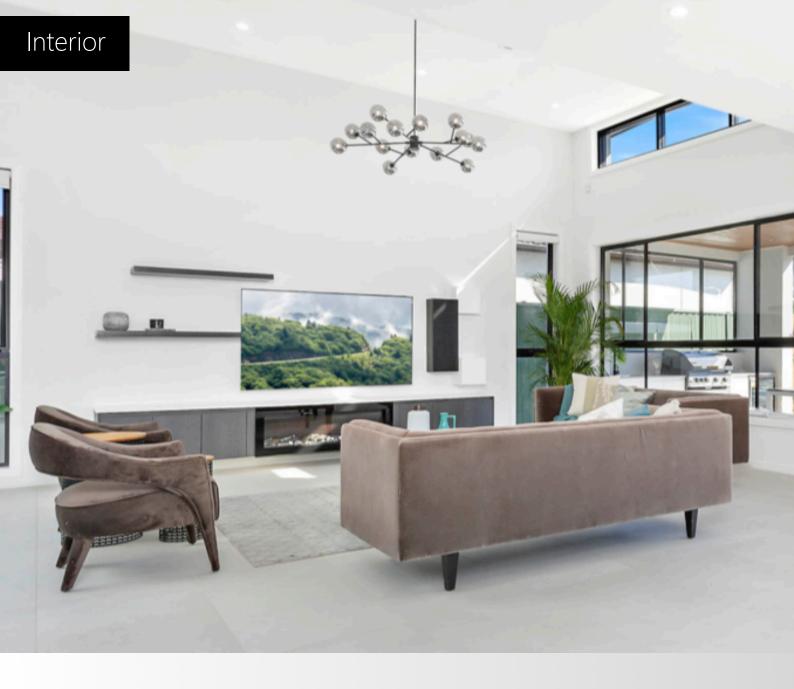
Frameless mirror with polished edge

1500mm tiled in bath with white chrome waste

Niches to bathroom and ensuite showers

Soft close toilet suite to bathrooms and ensuite





Up to 20 double power points

Up to 2 external sensor spotlights

Heater/light/fan combination unit to bathrooms and ensuite

Exhaust fans to powder room and laundry as required

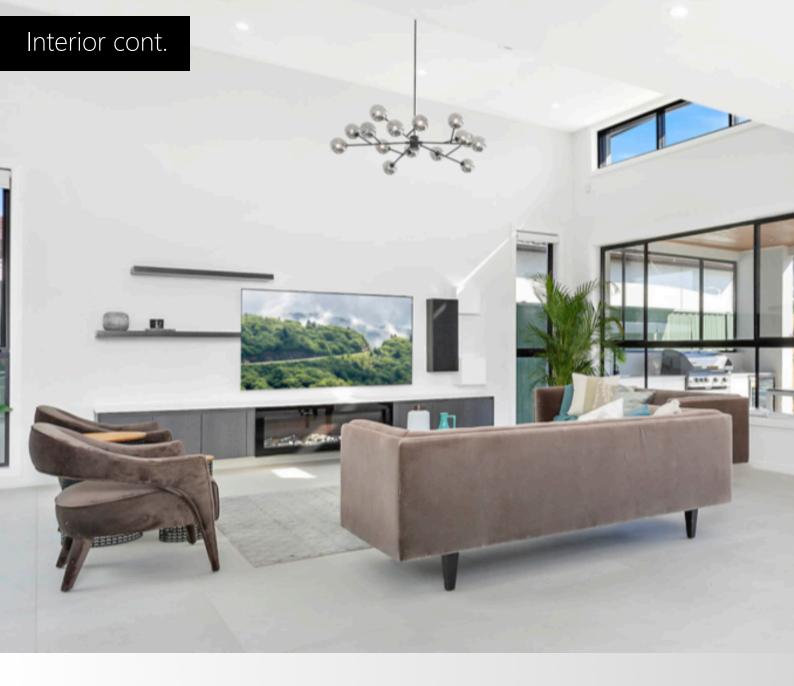
1x free-to-air TV point; 1x Pay TV point

1x Data point; 1x NBN provision

Smoke detectors as per Australian Standards

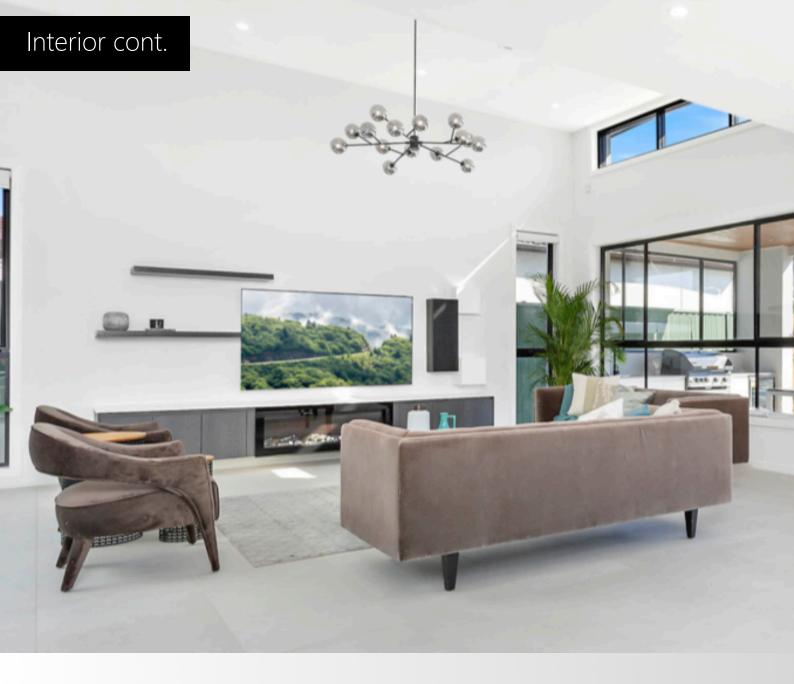
External TV antenna





Wide selection of 2040mm internal doors Accent Range
Reverse cycle ducted air conditioning
67mm x 19mm half splayed pine architraves and skirting
Gyprock lining to internal walls with 90mm cove cornice
Four melamine shelves to linen cupboards
One melamine shelf to broom cupboards
One melamine shelf to built-in-robes with hanging rail
R1.5 external thermal insulation batts/R2.5 thermal insulation
batts to ceiling excluding garage





2700mm ceiling height to ground floor 2500mm ceiling height to first floor per design Taubmans Endure paint system Quality carpet/laminate finish to all bedrooms 600mm x 600mm tiles to hallway, kitchen and main living 920mm entry door from Royal Range per design





Colorbond sheet roof with wide selection of colour options

Colorbond panel lift 2040mm high garage door with two remotes

Powder coated aluminium windows and sliding doors keyed alike

Two external taps (rainwater + potable)

Rheem 26L instantaneous hot water system in recessed housing

Flyscreens to openable windows (excluding wet areas)

Aluminium mesh screen doors to sliding doors

Rainwater tank and pump including electrical connection per BASIX

T2 treated timber pine frames

Face brick finish from Austral Wilderness and Everyday Ranges





Fixed site costs

Reinforced environmentally friendly plastic pod slab to engineering requirements subject to site conditions. Fixed piering and site costs pertaining to grading and levelling as per plans. Peg out survey and formwork check. Temporary construction fence and onsite chemical toilet.

Plan approvals

Plans and detailed drawings including compliant landscape plans. Detailed contour plan. BASIX certificate to State Government requirements. Standard certifier/council application fees. Standard statutory water authority approval fee. Home Owners Warranty Insurance.

Servicing

Stormwater drains and sewer drain connected to legal discharge point. Water connection including water tapping. Electrical metering to street mains. 90 day maintenance period. Seven year structural warranty.

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