

Standard Inclusions

Site

- Home Owner's Warranty Insurance.
- Surveyor to ensure correct building position.
- Basix Energy Efficiency Certificate.
- Concrete slab or brick piers to engineers specifications (max 300mm cut and fill).
- Excavation up to 300mm (cut and fill) – no soil removal included
- Connection to services (gas, water, sewage, electrical, data) up to 8 meters.
- Removal of all building waste (up to 10 cubic metres allowance).

External

- Australian made VPI cladding – your choice of colour
- Concrete tiles from Bristile designer range
- Fascia and gutters from Colourbond/Lysaght range
- Gas instantaneous hot water on LPG bottles
- 1x garden tap
- Sisalation to all external walls (sarking)
- One external double power point
- Entry lights x2 (1 at front & 1 at back)
- Digital TV antenna supplied and installed – point in living
- R3.5 ceiling insulation
- R2.5 external wall insulation
- Pest control management to slab

Internal Walls, Floors, Doors, Windows & Ceiling

- Lockable sliding windows – aluminium with fly screens
- Solid entrance door with deadlock (painted)
- Chrome or matte finish lever door handles and matching hinges
- Patterned internal doors with door stops
- Quality carpet or timber laminate flooring with underlay
- Industry standard cornices
- Industry standard plasterboard to internal walls
- Industry standard architrave and skirting
- Internal privacy locks



Kitchen

- Quality laminate cupboard doors (polyurethane and quantum quartz optional)
- Quality handles to drawers and cupboards with softclose
- Overhead cupboards
- 40mm laminate bench tops
- 600mm tiled splashback (600×300) – white gloss
- Gas 4 burner cook top (on gas bottles)
- 60cm 5 function fan forced electric oven
- Matching range hood with washable filters (non ducted)
- 1.5 bowl sink with high rise mixer
- Concealed pull out rubbish bin
- Brushed aluminium kick boards
- All kitchens custom made – no flat packs.

Bathroom, WC & Laundry

- Fully sealed and waterproofed
- Quality vanity unit with ceramic basin on legs
- Splash back to 600mm
- Quality tap ware for vanity & shower mixer
- Full width pencil edged mirror
- Dual flush toilet – back to wall style
- 900 x 900mm shower & screen
- Skirting tiles – option to 2.1m ceiling
- 3 in 1 – heat, light and ducted exhaust to bathrooms
- Glass shelf to shower
- 600mm towel rail
- Toilet paper holder
- 600mmx300mm wall tiles from our selection
- 300mmx300mm floor tiles from our selection

Electrical & Plumbing

- Phone outlet in living area
- Smoke detector as per BCA requirements
- 12 double power points throughout
- 1 TV antenna point to living
- LPG cylinder connection
- 300mm oyster lights
- LPG cylinder connection
- Water, sewer & stormwater connection to existing (8m allowance)
- Internal switchboard



Internal Fit Out

- Internal doors from Hume door range (hollowcore)
- Quality locks from our selection
- Manhole

Painting

- Your Choice of Colours from Dulux Interior Paint Range

Optional Inclusions

- Colourbond roof – with R2.0 roofing blanket
- Landscaping – retaining walls, turf, etc.
- Security screens to all windows and doors
- Feature walls
- 20mm stone bench tops
- Polyurethane kitchen cabinets
- Reverse cycle inverter air conditioning (back to back) – 3.5kW
- Free standing dishwasher – 450mm or 600mm
- Additional phone and TV outlets
- Upgrade to electric heat pump or natural gas connection
- Clothes line
- Upgrade to larger windows (double glaze, low-E, tinted, toughen glass)
- Upgrade to glass splash backs
- Bath with shower over
- Tiles to 2.1m or to ceiling
- Separate electricity meter
- Water flow meter