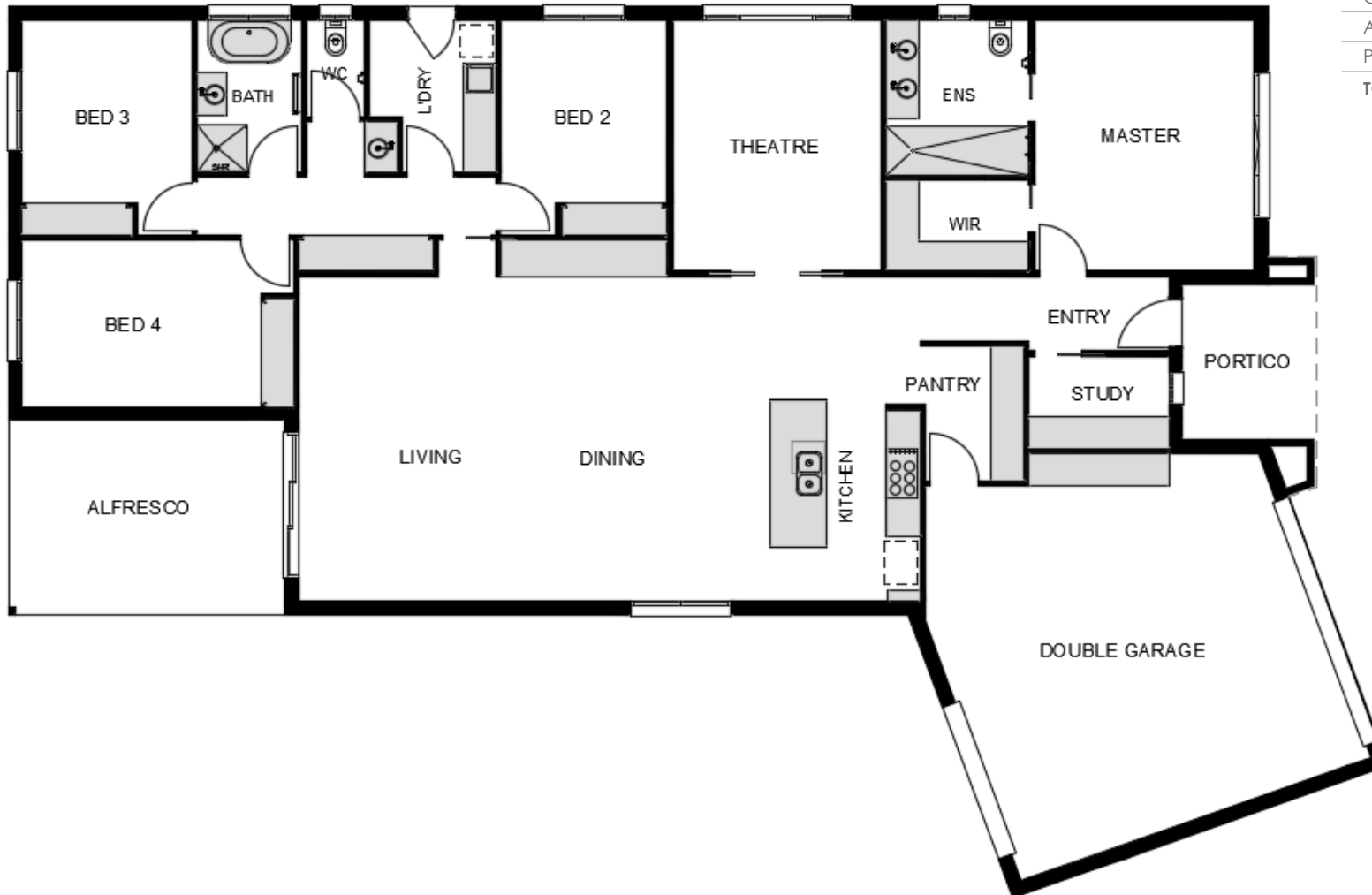
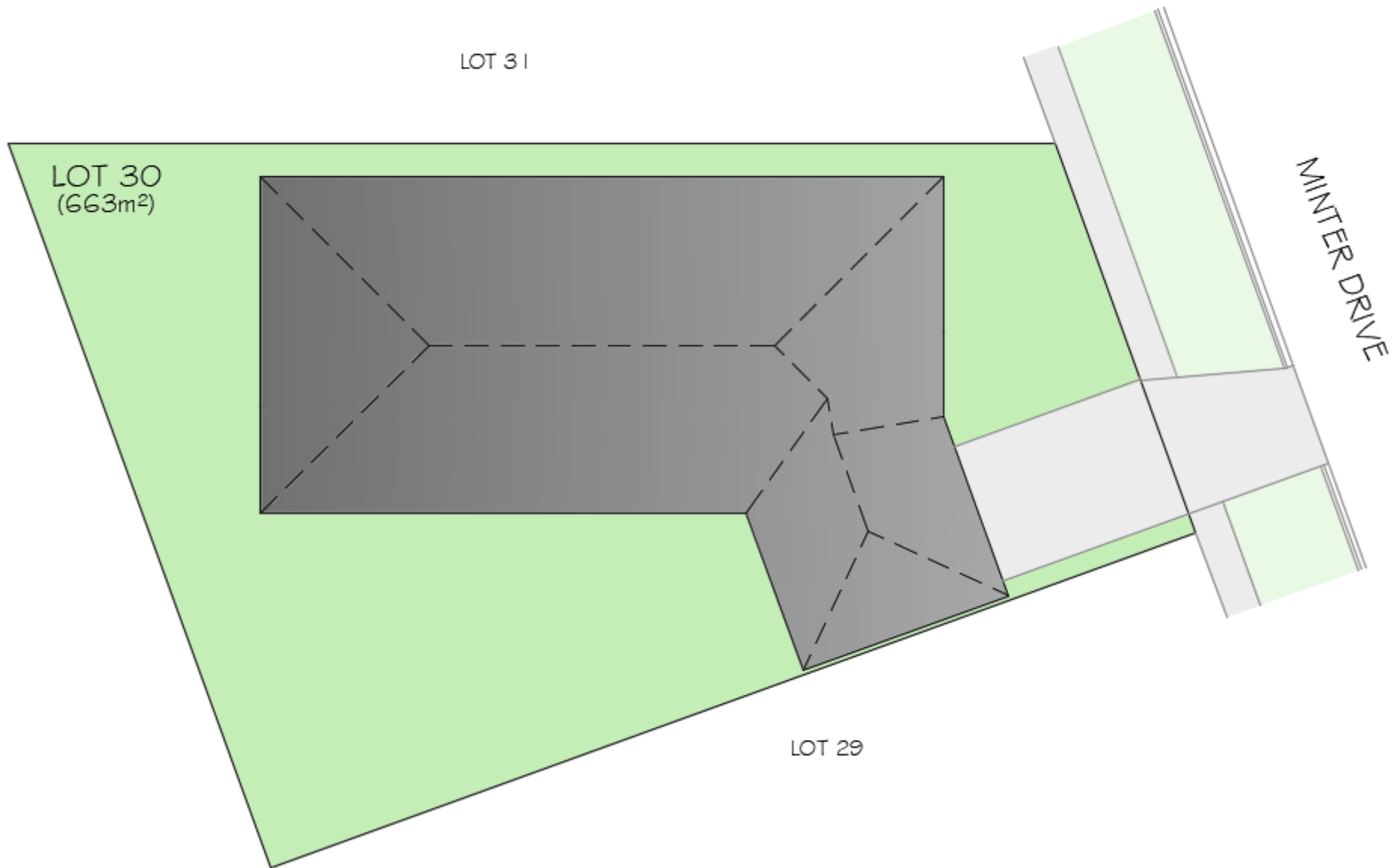


AREAS		
DWELLING	217.67m <sup>2</sup>	<b>23.43 SQ</b>
GARAGE	50.79m <sup>2</sup>	
ALFRESCO	18.14m <sup>2</sup>	
PORTICO	7.95m <sup>2</sup>	
<b>TOTAL</b>	<b>294.56m<sup>2</sup></b>	<b>31.70 SQ</b>







## General

- Site Inspection
- Plans, Engineering & Soil Tests
- All fees including water connection & building application fees
- Stormwater (100mm) & sewer drains as required
- General permits & approvals
- 7 Star Energy Rating & Whole of Home Assessment
- 22.5° Roof pitch
- 2700mm Internal ceiling heights
- 4x Garden taps
- Water point to fridge cavity
- Gas, waste & hot/cold points to BBQ area
- Daytek single clothesline
- Brick mailbox
- Site clean & level to existing contours on completion

## Pest Control

- Trithor: Part A & B Penetration & Perimeter protection system
- T2 Blue Termite Resistant timber & trusses

## Roof, Fascia & Gutter

- Corrugated roof, slotted ogee gutter, fascia & downpipes

## Windows

- York Glass: Aluminum windows
- Translucent glass to ensuite, toilet & bathroom windows
- Flyscreens to all opening windows
- Flywire door to all sliding doors

## Bricks

- Brick allowance \$1500 per 1000 bricks

## External Ceiling Linings

- Eaves & Infills: 4.5mm compressed sheet
- Portico & Alfresco: 6mm compressed sheet with black express joins

## Insulation

- Ceilings (including garage & outdoor area): Bradford Batts
- External walls: Sisalation & Bradford Batts
- Windows: Sisalation tape to all windows & doors

## Internal Materials

- Linings: Plasterboard 10mm \*W.R board to all wet areas
- Cornice: Cove 90mm
- Skirting: MDF 92mm
- Architraves: MDF 67mm

## Door & Door Furniture

- Entry Door: Hume Newington or Nexus range - 2340mm high x 1020mm wide
- Entry Door Furniture: Gainsborough Trilock Omni
- External Doors: Aluminium French doors with translucent glass
- External Sliding Doors: Aluminium sliding door with clear glass
- Internal Door: Hume redicoat 2040mm high
- Internal Door Furniture: Gainsborough G4 series leversets with privacy doors to Bed 1, toilet & bathroom
- Internal Sliding Door Furniture: Gainsborough Flush Pulls
- Door Stops: Round 80mm brushed chrome
- Hinges: Brushed chrome architectural herline

## Painting

- 3 Coat system using premium Paint products

## Joinery

- Kitchen bench tops: 40mm Essential stone range
- Kitchen cabinetry: 16mm colourboard. Includes soft close pot drawers, 1 set of 4 drawers & 1x pull-out bin
- Butler's pantry, bathroom, ensuite, powder, laundry & study bench tops: 32mm tight roll laminate
- Butler's pantry, bathroom, ensuite, powder, laundry & study cabinetry: 16mm colourboard with 1 set of drawers to ensuite & opening doors to remaining
- Cabinet handles: Luxury range
- WIR: Single shelf with chrome hanging rail with provision for short & long hanging & pigeon holes with 3 drawers (as per plan).
- Robes: Single shelf with chrome hanging rail & 1x pigeon hole with 3 drawers

## Appliances

- Oven: Bosch 2x 600mm or 1x 900mm Series 4 electric with stainless steel finish
- Hotplate: Bosch 900mm Series 6 Induction
- Rangehood: Schweigen 900mm silent with stainless steel finish
- Dishwasher: Bosch Series 4 with stainless steel finish

## Fixtures & Fittings

- Kitchen tapware: Nero pull-out sink mixer
- Kitchen sink: Double bowl under-mount sink with stainless steel finish
- Pantry tapware: Nero Dolce gooseneck mixer (if applicable)
- Pantry sink: Single bowl sink with drainer with stainless steel finish (if applicable)
- Laundry tapware: Nero Dolce gooseneck mixer
- Laundry sink: Everhard Nugleam laundry trough 45L stainless steel finish
- Basin tapware: Nero Dolce basin mixer
- Basins: Fienza above counter range or semi-recessed
- Shower & bath mixers: Nero Dolce wall mixer
- Shower rails: Nero Dolce round twin shower rail
- Bath spout: Nero Dolce bath spout
- Bath: Fienza Keeto back-to-wall suite with a white finish
- Toilet: Fienza Koko rimless back-to-wall suite with a white finish
- Towel hooks, rails & toilet roll holder: Master rail

## Shower Screens, Robes & Mirrors

- Shower screens: Glass panel or semi-frameless
- Mirrors (ensuite, bathroom & powder): 4mm polished edge. Height - 1100mm Width - 200mm less than the width of the benchtop
- Robe doors: Sliding panel doors with white panel(s) & 1x mirror panel
- Mirror (WIR): 4mm polished edge. Height - 2000mm Width - 700mm

## Tiling

- Floor & wall tiles (ensuite & bathroom floor to ceiling): 600mm x 600mm luxury series range, ceramic tiles laid in a standard pattern
- 100mm skirting tiles to toilet, laundry & garage
- Splashback tiles (kitchen, butlers, powder & laundry): Luxury series range tiles laid in standard or brick pattern
- Shower niche (ensuite): 820mm x 320mm tiled
- Shower niche (bathroom): 420mm x 320mm tiled
- Shower grates: 100mm x 100mm square tiled grate
- Polished trims & angles

## Floor coverings

- Carpet: Luxury series range with standard underlay
- Vinyl: Luxury series range (if applicable)

## Electrical

- Three phase mains (if available)
- Lighting & socket outlet layout provided
- LED downlights throughout
- Ceiling fans to all bedrooms & alfresco area

## Air-Conditioning

- Daikin ducted reverse cycle system to 90% of living areas
- E-Zone tablet controller

## Hot Water Unit

- Apricus - Solar 22 tube collector with electric boost and 315L storage tank.

## Garage Door

- B&D Panellift door with 3 remotes in a standard design

## Paths, Outdoor & Driveway

- Concrete paths: Standard concrete, to include 900mm paths with step out around hot water unit, A/C unit & clothesline where possible
- Outdoor area: Standard Concrete
- Driveway: Standard concrete
- Crossover: Standard concrete to MRCC requirements (if applicable)