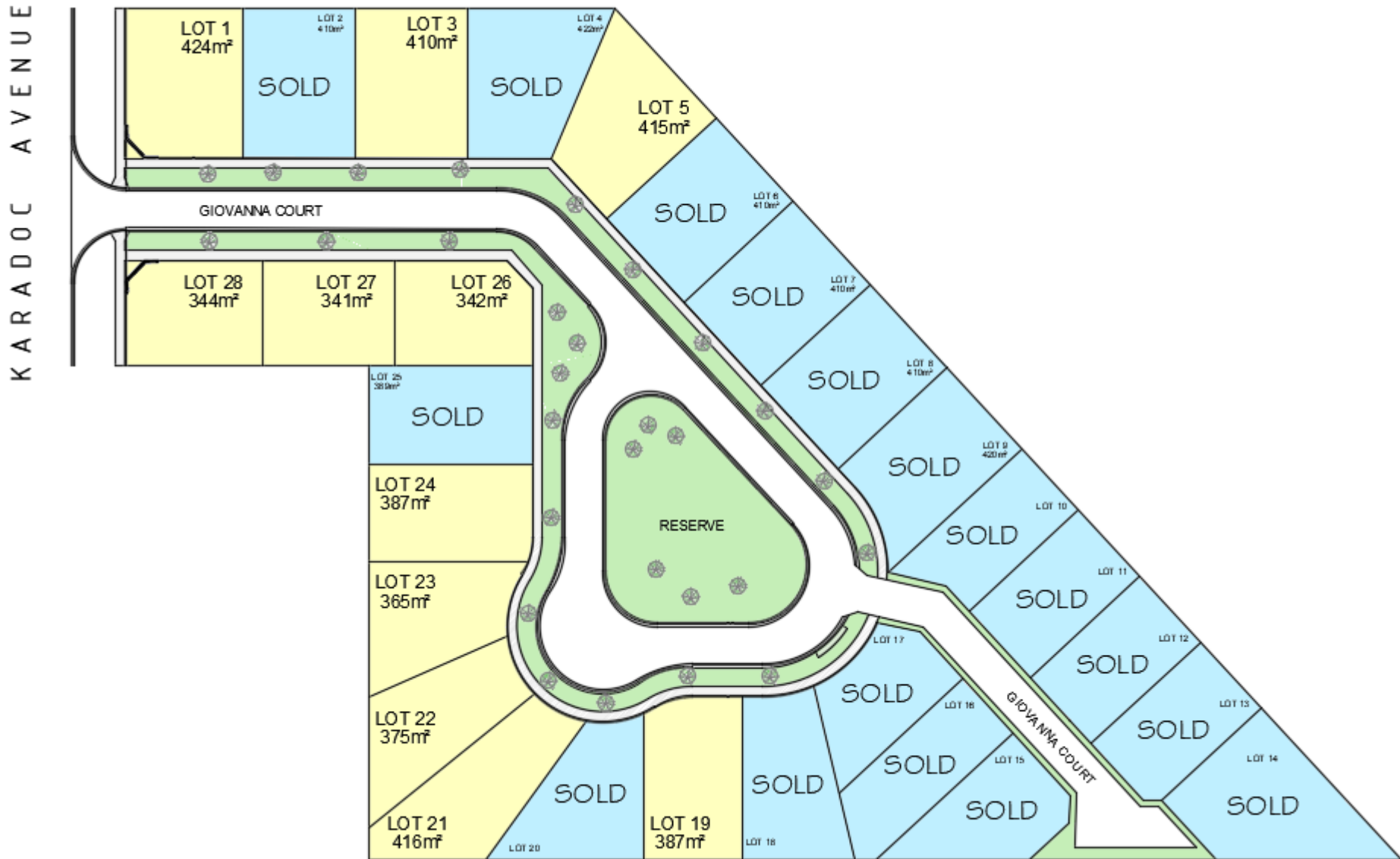


AREAS		
DWELLING	157.20m <sup>2</sup>	<b>16.92 SQ</b>
GARAGE	51.88m <sup>2</sup>	
ALFRESCO	14.92m <sup>2</sup>	
PORTICO	9.98m <sup>2</sup>	
<b>TOTAL</b>	<b>233.98m<sup>2</sup></b>	<b>25.18 SQ</b>





## 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
- 2550mm Internal ceiling heights
- 3x Garden taps
- Water point to fridge cavity
- Daytek single clothesline
- 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

- Bricks: Deluxe series range

## External Ceiling Linings

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

## 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 67mm
- Architraves: MDF 67mm

## Door & Door Furniture

- Entry Door: Hume Newington or Nexus range - 2040mm high x 920mm wide
- Entry Door Furniture: Gainsborough Trilock
- 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 75mm white cushion
- Hinges: Brushed chrome architectural herline

## Painting

- 3 Coat system using premium Paint products

## Joinery

- Kitchen bench tops: 20mm Essential stone range
- Kitchen cabinetry: 16mm colourboard. Includes soft close pot drawers, 1 set of 4 drawers & 1x pull-out bin
- Bathroom, ensuite, powder, laundry & study bench tops: 32mm tight roll laminate
- Bathroom, ensuite, powder, laundry & study cabinetry: 16mm colourboard
- Cabinet handles: Deluxe 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: Westinghouse 600mm electric oven with stainless steel finish
- Hotplate: Westinghouse 900mm 4 zone Induction cooktop
- Rangehood: Euromaid 900mm
- Dishwasher: Westinghouse with stainless steel finish

## Fixtures & Fittings

- Kitchen tapware: Nero Dolce Gooseneck mixer
- Kitchen sink: Double bowl with drainer and stainless steel finish
- Laundry tapware: Nero Classic mixer
- Laundry sink: 45L trough with stainless steel finish
- Basin tapware: Nero Dolce basin mixer
- Basins: Fienza Semi-recessed basin
- 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: Stella Fienza Close Coupled with a white gloss finish
- Towel hooks, rails & toilet roll holder: Master rail

## Shower Screens, Robes & Mirrors

- Shower screens: Glass panel (if applicable) or framed
- 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)
- Mirror (WIR): 4mm polished edge. Height - 2000mm Width - 700mm

## Tiling

- Floor & wall tiles (ensuite & bathroom floor to ceiling): 450mm x 450mm deluxe series range, ceramic tiles laid in a standard pattern
- 100mm skirting tiles to toilet, laundry & garage
- Splashback tiles (kitchen, butlers, powder & laundry): deluxe 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: Deluxe series range with standard underlay
- Vinyl: 2mm Deluxe series range (if applicable)

## Electrical

- Single-phase mains
- Lighting & socket outlet layout provided
- LED downlights throughout
- Ceiling fans to all bedrooms & alfresco area

## Air-Conditioning

- Daikin ducted reverse cycle system to 80% 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 where possible 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)

