

Inclusions Sample

FLOOR STRUCTURE

- Steel floor framing including 19mm particle board flooring or
- Concrete Slab on ground

TERMITE TREATMENT

- Termite treatment in accordance with Australian Standard AS 3660

EXTERNAL CLADDING

- Selection of quality cladding in pre coloured vinyl or painted fibre cement sheeting

WINDOWS

- Aluminum framed windows including security keyed alike locks & insect screens

ROOF

- Colorbond roofing in a selection of colours
- High performance sound reducing sarking
- Colorbond fascia and gutters in a selection of colours

INSULATION

- High performance insulation to all floors, external walls and ceiling areas

DOORS

- Designer solid core external door with glass inserts
- Hollow core internal doors

MOULDINGS

- 42 x 19mm Bull nose skirting
- 42 x 19mm Bull nose architraves

INTERNAL LININGS

- Smooth finished plasterboard to all internal walls
- Smooth finished plasterboard to ceiling areas

CORNICE

- A combination of square set and 90mm coved cornice to internal rooms

ROBES/STORAGE

- Sliding mirrored wardrobe doors in white aluminium frame to bedrooms
- White melamine fit out including shelves and hanging rail

TILING

- White wall tiles to kitchen and laundry splash back
- White border tile to bathroom walls and up to 1.8m high in shower area
- Light grey floor tiles to bathroom floor area

KITCHEN

- Laminated white or black bench top
- Laminated white doors
- Overhead and under bench cupboards and drawers
- White melamine lining of cupboards and drawers

KITCHEN APPLIANCES

- Electric cooktop
- Electric under bench oven
- Electric recirculating rangehood

KITCHEN SINK

- Stainless steel single bowl with basket waste

BATHROOM

- White ceramic toilet
- White vanity with recessed top
- Vanity mirror
- Clear glass aluminium framed shower screen with sliding door
- AAA rated water saving chrome taps to vanity and shower
- Chrome towel rail, toilet roll holder and soap holder

LAUNDRY

- Stainless steel tub with white under tub cabinet
- AAA rated water saving chrome tap sets
- White ceramic toilet

HOT WATER SYSTEM

- 5 Star energy saving LPG system

RAINWATER TANK & RECYCLED WATER SYSTEM

- 3000L rainwater tank in a selection of colours
- Recycled rainwater to toilet & washing machine

PLUMBING

- Kitchen, bathroom and laundry connections
- Granny flat water usage meter

ELECTRICAL

- Internal light points
- Internal double power points
- External double power points
- Exhaust Fan to Bathroom
- Smoke detector, direct wired with battery back up
- TV and phone outlets (excluding aerial & connection)
- Sub-board and safety switch to all power and light points
- Separate electrical meter

PAINTING

- Painting to internal walls, ceilings and timber works
- Painting to external door, eaves and cladding

FLOOR COVERING

- Floating timber flooring to floor areas

WINDOW COVERINGS

- White Roller Blinds to window openings

MAILBOX

- Primrose Steel Letterbox

COLORBOND FENCE

- 8m of 1.8m high Colorbond Fencing
- 1 x 900mm wide Colorbond Gate

CLOTHESLINE

- Steel powdercoated slim clothesline

SPECIAL INCLUSIONS

- Classic Structural Guarantee
- Home Owners Warranty Insurance
- Complying Development approval (basic)
- BASIX Certificate