

EXTERIOR

- Engineer designed concrete footings and floor slab with engineered timber floor joist system to first floor
- Termite treatment to house slab area and perimeter
- Concrete blocks to boundary wall
- Timber wall frame
- Durasheet lining to Porch and Courtyards (as applicable)
- Rolled mortar joints to all face brickwork
- Quality Affinity aluminium key lock windows and sliding door frames, lockable in vented positions
- Flyscreens to all aluminium windows and sliding doors
- Spotswood glazing to Ensuite, Bathroom and WC windows unless otherwise stated
- Timber door frame to front entry (single rebate)
- Colorbond Ultra roofing
- 5 degree roof pitch
- Colorbond Ultra half round slotted storm gutters and fascia, Colorbond Ultra downpipes to match render or brickwork
- Estate Collection entry door
- Gainsborough Tri Lever entrance set to front entry door
- Gainsborough Ambassador 540 lever and 1951 SM deadlock to Store access door
- Light point outside each external door
- Two garden taps
- 5 star energy efficient Bosch 26 litre instantaneous hot water system with 1 controller
- Vistapave and Easipave to courtyards
- External Colorbond Ultra wall cladding
- External cladding
- Balustrade to terrace

INTERIOR

- Hard wired smoke detectors as per statutory requirements
- Plasterboard ceiling with 75mm Cove cornice
- Timber wall frame
- Metal corner beads to all trafficable corners
- RCD safety switches as per statutory requirements
- Insulation – R4.0 batts to House and Garage area and R2.0 batts to all timber framed external walls
- HPM Excel Life cover plates to all power point and light switches from Builder's standard range
- Light point to every room
- Double power points throughout
- Gainsborough Instyle lever door handles to all internal doors
- Privacy latches to Ensuite, Bathroom, WC and Master Suite
- Metal internal door frames with flush panel doors
- Weather draft seals to front entry door
- Robes to all bedrooms
- Fibre Area – Phone Point, 2 x TV Point, Data Point & Network Point or Copper Area – Phone Point, TV Point, TV Antenna
- 60 x 19 MDF bullnose skirting to all plasterboard walls (where applicable)
- Handrail to staircase

KITCHEN

- 20mm essa stone benchtops
- Hafele 567.33.106 undermount sink with Tony Alder sink Mixer
- Electric Oven (as applicable): 600mm Technika BG8MESS-3
- Gas hot plate: 600mm Technika H640STXPRO-3
- Rangehood: Technika CP10SS under cupboard
- Full height splashback tiling to underside of rangehood and full width of benchtop
- Quality soft closing drawers
- Dishwasher recess including cold plumbing and single GPO
- ABS edging to all cabinet doors, drawers and exposed edging

ENSUITE AND BATHROOM

- 20mm essa stone benchtops
- 2000mm high tiling to shower recesses
- Fully-framed panel and pivot door to Bathroom and Ensuite shower
- Full width framed mirrors over vanity cabinets
- 750mm single Tony Alder Star towel rails and Tony Alder Star toilet roll holder
- Tony Alder Milano, Star 35 or Classico flick mixers to vanities, baths and showers with shower heads to match
- Flumed exhaust fan to WC's
- Stylus Symphony vitreous china basins
- Privacy latch to Bathroom and Ensuite doors (if applicable)
- ABS edging to all cabinet doors, drawers and exposed edging
- Round chrome floor waste covers

LAUNDRY AND WC

- Stylus Prima II close coupled WC with soft close seat, vitreous china cistern and pan
- Flumed exhaust fan to WC's and Powder Room (if applicable)
- Project 45 litre stainless steel trough and white metal cabinet
- Tony Alder Milano, Star 35 or Classico flick mixer tap to Laundry trough
- Tony Alder Akita washing machine taps
- Tony Alder Star toilet roll holder
- ABS edging to all cabinet doors, drawers and exposed edging
- Round chrome floor waste covers

ADDITIONAL ITEMS

- Engineered timber and Carpet floor coverings
- Vertical window treatments
- Full interior paint to walls
- Trex Decking to front dwelling First Floor terrace
- Clothes line to Ground Floor terrace