

APLACE

TURNKEY INCLUSIONS

GENERAL

- Member of MBA & HIA
- Member of Glenvill Group of Companies
- Home Owners Warranty Insurance
- Structural Guarantee
- 7-Star Energy Report
- Plans & Specifications
- Engineering & Building Permit

SITE WORKS

- 'H1' Waffle Pod Concrete Slab
- Excavation – Up to 300mm of Fall
- Termite Treatment (Part A & B)
- Crushed Rock Access Drive

CONNECTIONS

- Stormwater to Legal Point of Discharge
- Sewer to Tie Point
- Water to Dry Tapping Point
- Power to Existing Pit

FRAMING

- Prefabricated Pine Wall Frames
- Prefabricated Pine Roof Trusses
- Noggins to Bathroom and WC for Future Handrails

CEILING HEIGHT

- 2440mm (8") high Ceilings

EXTERNAL PLUMBING

- Concealed Underground Plumbing
- COLORBOND® Fascia, Gutters & Downpipes

BRICKWORK

- Clay Bricks from Builders Standard Range

ROOFING

- Colour On Concrete Roof Tiles
- Roof Ventilator

WINDOWS

- Aluminium Double-Glazed Windows
- Locks to all Openable Windows
- Flyscreens to all Openable Windows

WINDOW COVERINGS

- Blockout Roller Blinds Throughout (excluding Front Entry Sidelight)

INSULATION

- R2.5 Batts to External Wall and Garage Internal Walls (excluding Garage External Walls)
- R6.0 Batts to Ceiling (excluding Garage, Porch and Alfresco where applicable)

HOT WATER SERVICE

- 280 Litre Heat Pump

HEATING & COOLING

- Wall Panel Heater to all Bedrooms
- 5.0kW Split System to Family/Meals

PLASTERWORK

- 75mm Curved Cornice Throughout

SKIRTINGS & ARCHITRAVES

- 67mm MDF Skirtings
- 67mm MDF Architraves

CUPBOARDS

- Robes with Melamine Shelf & Hanging Rail
- Linen Cupboard with 4No. Melamine Shelves
- Broom Cupboard with 1No. Melamine Shelf
- Coat Cupboard with 1No. Melamine Shelf & Hanging Rail (House Specific)

DOORS

- Front Entry Door with Feature Clear Glazed Panels
- Double-Glazed Sliding Doors including Flydoors with Fiberglass Mesh
- 2040mm high Flush Panel Internal Doors
- Vinyl Sliding Doors to Robes

DOOR FURNITURE

- Chrome Tri-Lock Entrance Set to Front Entry Door
- Chrome Entrance Set and Deadbolt to Garage Internal Hinged Door
- Chrome Entrance Set to Garage External Hinged Door
- Chrome Passage Set to Internal Doors
- Weatherstrip Seal to Front Entry Door and Brush Seal to Garage Internal Hinged Door

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TILES

- Ceramic Floor Tiles from Builders Standard Range to Entry (through to Kitchen), Kitchen, Meals, Family, Ensuite, Bathroom, WC and Laundry
- Ceramic Wall Tiles from Builders Standard Range to Kitchen, Laundry, Bathroom and Ensuite (where required)

CARPETS

- Carpet from Builders Standard Range to all Bedrooms (including Robes), Rear Hallway, Living and Rumpus (where applicable)

PAINT

- Low Sheen to External Garage Hinged Door (2 coats)
- Gloss to Front Entry Door (2 coats)
- Low Sheen to Internal Walls and Ceiling (2 coats)
- Gloss to Skirting, Architraves and Internal Doors (2 coats)

ELECTRICAL

- Double Power Points Throughout
- LED Downlights Throughout (excluding Garage)
- 2No. External Flood Lights
- TV Point to Family, Bedroom 1 and Living (where applicable)
- TV Antenna
- Telephone Point to Kitchen and Bedroom 1
- Exhaust Fans including External Venting
- Safety Switch to Meter Box (Residual Current Device)
- Smoke Detectors (Direct Wire with Battery backup)
- 3.5kW Solar Pack
- Electric Vehicle Charging Point

KITCHEN

- Stone (Mineral Surface) Benchtops with 20mm square edge
- Pantry with 4 Melamine Shelves
- 600mm Multifunction Electric Oven (Black with Stainless Steel Handle)
- 600mm Induction Cooktop (Black)
- 600mm Canopy Rangehood (Stainless Steel including External Venting)
- Dishwasher
- Double Bowl Sink with Drainer
- Chrome Gooseneck Mixer Tap

LAUNDRY

- Stainless Steel Trough & White Acrylic Cabinet
- Hot & Cold Washing Machine Connections
- Chrome Mixer Tap

BATHROOM & ENSUITE

- Polished Edge Mirror to width of Vanity
- Stone (Mineral Surface) Benchtops with 20mm square edge
- Square Basin (Inset or Semi-Recessed where applicable)
- Toilet Suites
- Bath
- Raised Tiled Shower Base & Chrome Semi-Framed Pivot Screen to Ensuite
- Flush Tiled Shower Base & Chrome Semi-Framed Pivot Screen without Track to Bathroom
- Chrome Basin/Bath/Shower Mixers
- Chrome Shower Rail with Soap Dish
- Chrome Double Towel Rails
- Chrome Toilet Roll Holders
- Chrome Towel Ring (where applicable)

GARAGE

- Zero-Threshold
- COLORBOND® Sectional Door
- 870mm wide Internal Hinged Access Door
- Solid Core External Hinged Door
- Motor to Garage Door (including 2No. Handsets)

PORCH/ALFRESCO (DESIGN SPECIFIC)

- Sealed Colour-Through Concrete Finish

LANDSCAPING

- Native Plants and Turf to Front Yard
- Irrigation System to Front Yard
- Top Soil and Seed to Rear Yard

FENCING

- Timber Paling Fence including Wing Fence & Gate

PAVING

- Sealed Colour-Through Concrete Driveway

LETTERBOX & CLOTHES LINE

- Rendered Letterbox (including Stainless Steel Numbers)
- Fold Out Clothesline to Rear Yard