

# The Inclusions

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## Pre-Construction

- Fixed site costs
- Provide 7 Star Energy Efficiency
- Termite Treatment (if applicable)
- Mains Power Connection
- Sewerage and Stormwater Connection
- Water Connection

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## External Inclusions

- Sectional Garage Door
- Concrete Roof Tiles
- Colorbond Fascia, Gutter and Downpipes
- Clay Brickwork Cladding
- Fibre Cement Sheet Infills over Windows and Doors
- Sustainability Victoria approved hot water unit

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## Internal Inclusions

- 2550mm high ceiling height
- Carpet to Bedrooms and Robes
- Ceramic wall tiles to Bathroom and Ensuite
- Ceramic floor tiles to wet areas including tiled skirt
- Ceramic wall tiles to Kitchen and Laundry
- Laminate timberlook floating floor system to Kitchen and Living areas
- Blockout roller blinds to windows
- Ducted Heating to Bedrooms and Living areas
- Ducted Evaporative Cooling
- Double power points throughout
- Television and Telephone/Data points (refer to plan for locations)
- LED downlights throughout (excludes Garage)

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## Kitchen Inclusions

- Stainless Steel 900mm upright cooker, gas cooktop and rangehood
- Stainless steel dishwasher

- 20mm reconstituted stone benchtop with 40mm polished edge to Kitchen
- Chrome mixer tap

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## Bathroom/Ensuite/WC Inclusions

- 20mm reconstituted stone benchtop with 20mm polished edge to vanities
- Acrylic bath tub
- Chrome mixer tap to basins
- Tiled showerbases

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## Turn Key

- Clothesline
- Letterbox
- Television antenna
- Landscaping to front and rear yard, including turf, topping to pathways and mulched garden beds with plants (site specific)
- Coloured concrete driveway and path
- Provide Timber Treated Pine Fencing with exposed posts and capping 1800mm high to side and rear boundaries (up to
- Developer Guidelines
- Building permit

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## Post Construction

- 3 months maintenance period
- Home owners warranty in accordance with Victorian regulations
- Internal and external builder's house clean
- Appliance manuals / compliance certificates