

# 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

Telstra Velocity/Opticomm Estate Fibre Optic Structured Cabling - FTTH Basic Pack (No Enclosure) &

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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