

THE INCLUSIONS

PRE-CONSTRUCTION

- + Fixed site costs
- + Termite treatment (if applicable)
- + Mains power connection
- + Sewerage and stormwater connections
- + Water connection

EXTERNAL INCLUSIONS

- + Sectional garage door
- + Colorbond Roof
- + Colorbond fascia, gutter and downpipes
- + Clay wire cut bricks with natural rolled mortar joints or Rendered Autoclaved Aerated Concrete panels (design specific)
- + Sustainability Victoria approved solar or heat pump water system

KITCHEN INCLUSIONS

- + Stainless steel 600mm gas cooktop. Final inspection and rangehood
- + Stainless steel dishwasher
- + 20mm reconstituted stone benchtop with 40mm polished edge to kitchen
- + Brushed Nickel mixer tap

INTERNAL INCLUSIONS

- + 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
- + 8mm laminate timberlook floating floor system to kitchen and living areas
- + Blockout roller blinds to windows
- + Ducted refrigerated heating/cooling
- + 2700mm ceiling height
- + 2040mm internal doors
- + 2040mm x 820mm front entry doors
- + Double power points throughout
- + Television and telephone/data points (refer to plan for locations)
- + LED down lights throughout (excludes garage)

BATHROOM / ENSUITE/ WC INCLUSIONS

- + 20mm reconstituted stone benchtop with 20mm polished edge to vanities
- + Acrylic bath tub
- + Brushed Nickel mixer tap to basins
- + Tiled showerbases to lower floor only (design specific)
- + Above counter basins

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
- + Side and rear boundary fences to building line as required
- + Developer guidelines
- + Building permit

POST CONSTRUCTION

- + 3 month defects period
 - + Internal and external builder's house clean
 - + Final inspection
 - + Appliance manuals /compliance certificates
 - + Homeowners warranty in accordance with Victorian regulations
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