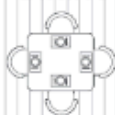
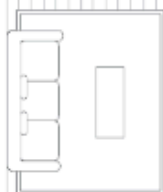


DINING



FAMILY



KITCHEN



PTY



BATH



BED 3

ROBE

ROBE

BED 2

WM

L'DRY

LINEN

WC

WC

ENS

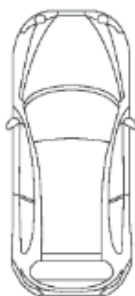
WIR

STR

BED 1

ENTRY

GARAGE



PORCH

# Preliminary and Site Works

Survey, soil test and site inspections  
Building permit application fees (Excludes  
Community Infrastructure Levy)

Earthworks including levelling of building  
platform, bored piers and rock excavation,  
where required\*

Stormwater and sewer drainage to legal point of  
discharge and sewer connection point  
respectively

Connection to mains power supply including  
conduit & cabling for underground connection of  
single phase

electricity to meter box and electricity supply  
charge during construction

Connection of underground gas and water  
supply including metering  
6-star energy rating

Concrete waffle slab as per engineer's design

Bushfire compliance upgrade (up to BAL 12.5 and  
where applicable)

External  
Features

Garage door Colorbond® sectional garage door  
with auto opener & two handsets and one  
transmitter

Hot water Hot water unit in accordance with  
estate design guidelines

External light 2 x up/down external lights to  
facade

Antenna TV antenna with quad shield coaxial  
cable

Exterior  
Detailing

Roofing Zincalume® and/or Colorbond® roof

Windows Powdercoated aluminium windows  
with keyed alike window locks and keyed locks to  
all

external sliding doors

Flyscreen Flyscreens to all opening windows and  
sliding doors

Front door Featured front door and timber entry  
doorframe

Landscaping  
and Fencing

Landscape Garden and plants to the front and  
rear. Instant turf to rear yard or as per landscape  
design on  
drawings

Driveway Concrete driveway, front entry porch &  
path to suit covenants and/or guidelines

Fencing 1800mm high timber paling/Colorbond  
including wing fence and  
gate to suit estate design covenants

Letterbox Pre cast concrete letterbox with colour to  
match house

Clothesline Fold out clothesline in rear yard

Water taps 2 x garden taps one located to the front  
water meter and one

adjacent the external Laundry door

Heating and  
Cooling

Heating Gas ducted heating to all bedrooms and  
living areas (Wet areas excluded and design  
specific).

Programmable thermostat to ducted heating system

Cooling 1 x Split System (Reverse Cycle) air  
conditioning unit to living area only

Peace of Mind Maintenance Three months  
maintenance warranty

Warranty period Seven year structural guarantee  
Interior

Detailing

Carpet First quality carpet with underlay to non tiled  
and non timber laminate areas including

aluminium edge strip to carpet/tiled junctions

Flooring Timber laminate flooring to ground floor  
entry, hallway, living areas and kitchen

Ceiling height 2440mm (nominal) ceiling heights to  
ground and first floors

Cornices 75mm cove cornice throughout

Paint Quality acrylic paint to all walls and ceilings (3  
coats in Living, Hallway and Entry. 2 coats in the  
remaining of the house as per industry standard).

Haymes paints (Australian owned)

Door handles Chrome lever internal door handle

Wardrobes Laminate melamine shelf with hanging rail

Vinyl robe sliding doors with chrome trims

Blinds Blockout blinds to all bedrooms and living  
areas

Electrical and  
Safety

Smoke alarm Hard wired smoke detectors with  
battery back-up

Cable points 2 x free to air TV points

Powerpoints Double powerpoints throughout and  
external waterproof powerpoint(s) where applicable

Downlights Recessed LED downlight in white non-  
metallic polyamide housing with diffuser

Garage light Single batten fluorescent tube

Exhaust fans Where applicable