

The Inclusions

Pre-Construction	20mm reconstituted stone benchtop with 40mm polished edge to Kitchen
Fixed site costs	Chrome mixer tap
Provide 7 Star Energy Efficiency	Bathroom/Ensuite/WC Inclusions
Termite Treatment (if applicable)	20mm reconstituted stone benchtop with 20mm polished
Mains Power Connection	edge to vanities Acrylic bath tub
Sewerage and Stormwater Connection	_ ·
Water Connection	Chrome mixer tap to basins
External Inclusions Sectional Garage Door	Turn Key Clothesline
Concrete Roof Tiles	 Letterbox
Colorbond Fascia, Gutter and Downpipes	 Television antenna
Clay Brickwork Cladding	Landscaping to front and rear yard, including turf, topping to pathways and mulched garden beds with plants (site specific)
Fibre Cement Sheet Infills over Windows and Doors	
Sustainability Victoria approved hot water unit	Coloured concrete diveway and path
Internal Inclusions	Provide Timber Treated Pine Fencing with exposed posts and capping 1800mm high to side and rear boundaries (up to
2550mm high ceiling height	Developer Guidelines
Carpet to Bedrooms and Robes	Building permit
Ceramic wall tiles to Bathroom and Ensuite	Post Construction 3 months maintenance period
Ceramic floor tiles to wet areas including tiled skirt	
Ceramic wall tiles to Kitchen and Laundry	Home owners warranty in accordance with Victorian
— Laminate timberlook floating floor system to Kitchen and Living areas	regulations Internal and external builder's house clean
Blockout roller blinds to windows	Appliance manuals / compliance certificates
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)	

Kitchen Inclusions

Stainless Steel 900mm upright cooker, gas cooktop and rangehood

Stainless steel dishwasher

Exterior Desert Colour Scheme



Exterior Mountain Colour Scheme



Interior Eucalyptus Colour Scheme

Primary palette





1. Carpet

Colour: Basalt Location: Bedrooms throughout

2. Stone

Colour: Caesarstone Fresh Concrete Location: Provided to kitchen island and rear kitchen benchtops Finish: Polished



Laminate

Colour: Formica Crystal White Location: Joinery – Island Bench Base Cabinets Finish: Velour

Colour: Formica Crystal White Location: Overhead cupboards, base cupboards and end panels Finish: Velour

Colour: Formica Autumn Oak Location: Kitchen island base cabinetry, ensuite and bathroom vanity units Finish: Velour

Paint

Colour: Dulux Natural White Location: Walls Finish: Low sheen

Colour: Dulux Natural White Location: Doors, skirtings and window / door architraves Finish: Aqua Enamel Semi-Gloss

Colour: Dulux Natural White Location: Ceilings throughout Finish: Flat



Timber Laminate Flooring (Options)

Colou Locat



Colour: Venetian Oak Location: Flooring throughout

Colour: Old Oak Dark Grey Brushed Location: Flooring throughout

Colour: Authentic Oak Nature Location: Flooring throughout

Colour: Classic Oak White Varnished Location: Flooring throughout

Tiles

Colour: Millennium Bianco Light Grey Matte Dimensions: 300x600mm Location: Floors and skirting to wet areas, wall tiles to bathroom and ensuite

Colour: White Gloss Dimensions: 100x300mm Location: Kitchen and laundry splashback

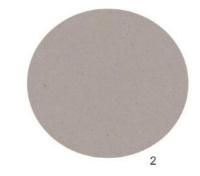
Glass Splashback (Upgrade Option)

Colour: Zurich

Interior Paperbark Colour Scheme

Primary palette





1. Carpet

Colour: Raven Location: Bedrooms throughout

2. Stone

Colour: Caesarstone Raw Concrete Location: Provided to kitchen island and rear kitchen benchtops Finish: Polished



Laminate

Colour: Formica Iron Ore Location: Joinery – Island Bench Base Cabinets Finish: Velour

Colour: Formica Cappucino Location: Overhead cupboards, base cupboards and end panels Finish: Velour

Colour: Formica Iron Ore Location: Kitchen island base cabinetry, ensuite and bathroom vanity units Finish: Velour

Paint

Colour: Dulux Natural White Location: Walls Finish: Low sheen

Colour: Dulux Natural White Location: Doors, skirtings and window / door architraves Finish: Aqua Enamel Semi-Gloss

Colour: Dulux Natural White Location: Ceilings throughout Finish: Flat





Colour: Venetian Oak Location: Flooring throughout

Colour: Old Oak Dark Grey Brushed Location: Flooring throughout

Colour: Authentic Oak Nature Location: Flooring throughout

Colour: Classic Oak White Varnished Location: Flooring throughout

Tiles

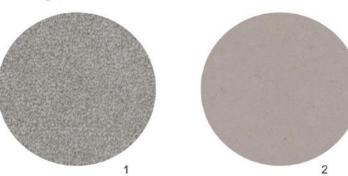
Colour: Millennium Bianco Light Grey Matte Dimensions: 300x600mm Location: Floors and skirting to wet areas, wall tiles to bathroom and ensuite

Colour: White Gloss Dimensions: 100x300mm Location: Kitchen and laundry splashback

Glass Splashback (Upgrade Option) Colour: Zurich

Interior Cotton Colour Scheme

Primary palette



1. Carpet

Colour: Smoke Haze Location: Bedrooms throughout

2. Stone

Colour: Caesarstone Raw Concrete Location: Provided to kitchen island and rear kitchen benchtops Finish: Polished

Laminate

Colour: Formica Fox Natural Location: Joinery – Island Bench Base Cabinets Finish: Velour

Colour: Formica Crystal White Location: Overhead cupboards, base cupboards and end panels Finish: Velour

Colour: Formica Crystal White Location: Kitchen island base cabinetry, ensuite and bathroom vanity units Finish: Velour

Paint

Colour: Dulux Lexicon Location: Walls Finish: Low sheen

Colour: Dulux Lexicon Location: Doors, skirtings and window / door architraves Finish: Aqua Enamel Semi-Gloss

Colour: Dulux Lexicon Location: Ceilings throughout





Colour: Venetian Oak Location: Flooring throughout

Colour: Old Oak Dark Grey Brushed Location: Flooring throughout

Colour: Authentic Oak Nature Location: Flooring throughout

Colour: Classic Oak White Varnished Location: Flooring throughout

Tiles

Colour: Spark Light Matte Dimensions: 300x600mm Location: Floors and skirting to wet areas, wall tiles to bathroom and ensuite

Colour: White Gloss Dimensions: 100x300mm Location: Kitchen and laundry splashback



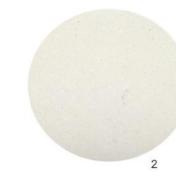
Glass Splashback (Upgrade Option)

Colour: Zurich

Interior Wattle Colour Scheme

Primary palette





1. Carpet

Colour: Graphite Location: Bedrooms throughout

2. Stone

Colour: Caesarstone Fresh Concrete Location: Provided to kitchen island and rear kitchen benchtops Finish: Polished



Laminate

Colour: Formica Oyster Grey Location: Joinery – Island Bench Base Cabinets Finish: Velour

Colour: Formica Oyster Grey Location: Overhead cupboards, base cupboards and end panels Finish: Velour

Colour: Formica Oyster Grey Location: Kitchen island base cabinetry, ensuite and bathroom vanity units Finish: Velour

Paint

Colour: Dulux Terrace White Location: Walls Finish: Low sheen

Colour: Dulux Terrace White Location: Doors, skirtings and window / door architraves Finish: Aqua Enamel Semi-Gloss

Colour: Dulux Terrace White Location: Ceilings throughout Finish: Flat



Timber Laminate Flooring (Options)

Colour: Venetian Oak Location: Flooring throughout

Colour: Old Oak Dark Grey Brushed Location: Flooring throughout

Colour: Authentic Oak Nature Location: Flooring throughout

Colour: Classic Oak White Varnished Location: Flooring throughout

Tiles

 \bigcirc

Colour: Nova Grey Matte Dimensions: 300x600mm Location: Floors and skirting to wet areas, wall tiles to bathroom and ensuite

Colour: White Gloss Dimensions: 100x300mm Location: Kitchen and laundry splashback

Glass Splashback (Upgrade Option)

Colour: Zurich