

# 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

# Exterior Desert Colour Scheme

## Primary palette



### 1. Concrete Roof Tiles

Colour: Charcoal

### 2. Timber Cladding

Colour: Spotted gum

### 3. Brickwork

Domain Oasis



**Render - Walls  
(if applicable)**  
Colorbond Dune



**Front Door**  
Colorbond Surfmist



**Render - Porch Piers  
(if applicable)**  
Colorbond Surfmist



**Fascia**  
Colorbond Surfmist



**Render - Garage External  
Walls (if applicable)**  
Colorbond Dune



**Gutter, Downpipes, Barge  
and Capping**  
Colorbond Monument



**Windows, Sliding Glass  
Doors and Flyscreens**  
Colorbond Surfmist



**Lightweight Cladding  
(if applicable)**  
Colorbond Surfmist



**Garage Door**  
Colorbond Surfmist



**Exposed Posts  
(if applicable)**  
Colorbond Surfmist

# Exterior Mountain Colour Scheme

## Primary palette



### 1. Concrete Roof Tiles

Colour: Charcoal

### 2. Timber Cladding

Colour: Tasmanian Oak

### 3. Brickwork

Access Chestnut



**Render - Walls  
(if applicable)**  
Colorbond Shale Grey



**Front Door**  
Colorbond Surfmist



**Render - Porch Piers  
(if applicable)**  
Colorbond Surfmist



**Fascia**  
Colorbond Monument



**Render - Garage External  
Walls (if applicable)**  
Colorbond Shale Grey



**Gutter, Downpipes, Barge  
and Capping**  
Colorbond Monument



**Windows, Sliding Glass  
Doors and Flyscreens**  
Colorbond Monument



**Lightweight Cladding  
(if applicable)**  
Colorbond Surfmist



**Garage Door**  
Colorbond Monument

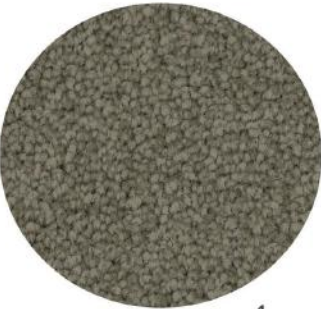


**Exposed Posts  
(if applicable)**  
Colorbond Surfmist



# Interior Eucalyptus Colour Scheme

## Primary palette



1



2

### 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

### 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

### 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

### 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



2

### 1. Carpet

Colour: Raven  
Location: Bedrooms throughout

### 2. Stone

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

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### 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

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### 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

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### 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

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### 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

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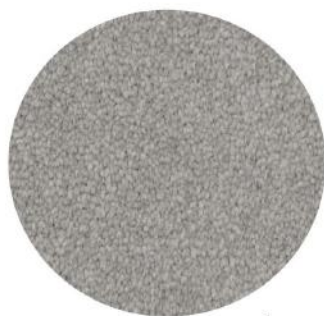
### Glass Splashback (Upgrade Option)



Colour: Zurich

# Interior Cotton Colour Scheme

## Primary palette



1



2

### 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



### 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



### 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



### 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



2

### 1. Carpet

Colour: Graphite  
Location: Bedrooms throughout

### 2. Stone

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

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### 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

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### 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

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### 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

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### Tiles



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

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### Glass Splashback (Upgrade Option)



Colour: Zurich