

Plans

- Architecturally designed plans, specifications and engineering details
- Insurance – Construction Risk and Public Liability Insurance
- All City Council permit fees and connection fees
- 10 Year Warranty

Exterior

- Ribrafft concrete floor with av. R2.5 insulation rating
- Joinery - aluminium powdercoated, double glazed clear glass
- Aria black joinery hardware
- Latitute TGV entrance door with digital lock & pull handle
- Gerard corona shake metal tile roof, satin finish including self-supporting underlay
- Downpipes - 100 x 50mm aluminium square, powder-coated
- Multiline Colorsteel fascia, Customline Colorsteel spouting
- Painted Hardiflex soffits
- James Hardie 300mm Linea Oblique weatherboards
- H1.2 treated framing and roof trusses
- Exterior cladding in 70 series Classic standard clay brick range (natural coloured mortar)
- 2x Exterior hose taps
- Retaining walls are included within the contract as detailed on the Building consented plan

Interior

- Walls - 10mm GIB® Plasterboard, Aqualine® to bathrooms
- Ceilings - 13mm GIB® Plasterboard, Aqualine® to bathrooms
- Cornice - 55mm Gib-Cove® to all living areas
- Skirtings - 60mm single bevel finger jointed pine
- Architraves - 40mm single bevel finger jointed pine
- PinkBatts® R2.2 insulation to external walls (excluding garage)
- PinkBatts® R3.2 ceiling insulation (including garage)
- PCM Painted interior doors with Regent Series lever door handles
- Level 4 stopping with a Dulux 3 coat paint system throughout (Wash&Wear +Plus Anti Bac Low Sheen to all walls)
- Concrete floor to Garage

Electrical Fittings (HPM XL Life Switchgear)

- 1x single power point
- 2x bathroom power points
- 1x power to rangehood
- 1x power to auto-garage door opener
- 1x power to refrigerator
- 1x power to microwave
- 1x double power point for dishwasher and waste disposal unit
- 14x double power points
- 22x HPM DLI9001 LED downlights
- 2x exterior downlights
- 2x exterior wall lights
- 1x 2-way circuit
- 1x 3-way circuit
- 1x UHF TV aerial
- 1x outside sensor
- 2x fan/heater/light ducted to soffit
- 2x phone points
- 2x heated towel rail points
- 2x TV points
- 1x fibre ready wiring
- 1x hob and oven connection
- 1x hotwater connection
- 1x switchboard
- 1x metrebox
- 1x internal mains single phase
- 1x earth and bonding
- 1x inspection and connection
- 1x Certificate of Compliance
- 1x prewire for alarm security system
- Elto ESD-196H smoke detectors (battery)
- Ethernet connect for printer

Heating

- Rheem 180 litre hot water mains pressure
- 1x Heat pump unit with remote control as per suppliers recommendations (includes connections)

Laundry

- Aquatica LaundraTubbie

Kitchen

- Exterior in Melteca, edges finished in matching PVC and Formica bench top, as per kitchen plan supplied by Hostess kitchens
- Pressed stainless steel sink bowl with draining tray
- Provision for oven, hob and dishwasher. Built-in waste bin
- Tiled splashback behind hob

Kitchen Appliances

- Ariston ceramic frameless cooktop NRA640C
- Ariston FA3 834HIXA 10 function built-in oven SS
- Ariston stainless steel dishwasher LFB5M019X
- 90cm Robinhood RWC3CL9SS range hood includes installation and venting to the soffit or roof (dependent on plan)
- Robinhood 1/2hp waste disposal unit SE390QA with air switch
- Laska Neu (Ideal Standard) chrome sink mixer

Bathroom

- Two-sided moulded shower, 900mm x 900mm, white framed
- Tempesta Cosmopolitan 100, 3 function shower slide
- Grohe Bauflow single lever chrome shower mixer
- Englefield Sorrento drop in acrylic bath 1670 x 760
- Hydra chrome bath spout, wall mounted
- Grohe Bauflow single lever chrome bath mixer
- Studio Plus vanity, wall hung, 900mm (choice of colours)
- Grohe Bauflow single lever chrome basin mixer
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FAN4463, ducted to soffit

Ensuite

- Two-sided moulded shower, 900mm x 900mm, white framed
- Tempesta Cosmopolitan 100, 3 function shower slide
- Grohe Bauflow single lever shower mixer
- Studio Plus vanity, wall hung, 900mm (choice of colours)
- Grohe Bauflow single lever chrome basin mixer
- Eco close coupled BTW toilet suite with soft close seat
- Eletech chrome toilet roll holder , without cover
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FAN4463, ducted to soffit

Bathroom Tiles

- Classic white tiles to bath front and end, up to 400mm height for bath splashback and up to 200mm height above each vanity, finished with aluminium tile trim

Toilet

- Eco close coupled BTW toilet suite with soft close seat
- Europa Plus Spare toilet roll holder

Floor Coverings

- Carpet Dalton 100% solution dyed nylon from Norman Ellison with 10mm underlay
- Floor Tiles from Classic Builders Traditional range as shown on plan
- Garage carpet, UV direct stick, anthracite

Wardrobes

- Shelf and rail, prefinished wire, number of shelves as per plan

Walk in Wardrobe

- Wire coated shelving (\$545 PC Sum)

Garage Door

- 4.5m Futura smooth steel sectional garage door with 2x automatic openers

Fencing/Landscaping/Driveway/Patio

- As per site specific landscaping plan

Clothesline/Letterbox

- Hills Duo clothesline, letterbox metal – Metware range

Services – Power, Water and Telecom

- Underground services included

Clean

- Complimentary house clean on completion