

KITCHEN**CABINETRY**

- 20mm stone bench tops from the Smartstone essentials range
- Polytec coloured MDF board (standard range) with 1mm ABS edging
- BLUM soft close hinges and runners (lifetime warranty)
- Finger pull door and drawer handle design (Barchie range)
- Splashback ceramic wall tile 100 x 300mm staggered pattern

APPLIANCES

- Bellini 60cm stainless steel electric oven [BOM609CX]
- Bellini 60cm ceramic cooktop [BC604TG-F]
- Bellini 60cm recirculating slideout rangehood [BR603FRW-F]
- Bellini 60cm white dishwasher (WELS 4 Star) [BDW127W-F]

SINK & TAPWARE

- Mondella black vivace drop in sink double bowl with drainer
- Mondella black vivace sink mixer (WELS 5 Star)

BATHROOM, ENSUITE & WATER CLOSET**WALL HUNG VANITIES**

- Mondella square above counter basin with kinetic chrome pop up waste
- Laminate finish with post formed bench tops in the (standard range)
- BLUM soft close runners (lifetime warranty)
- Finger pull drawer handle design (Barchie range)

TAPWARE

- Caroma chrome saracom wall basin mixer (WELS 5 Star)
- Caroma chrome saracom shower mixer
- Caroma chrome quatro overhead adjustable wall shower (WELS 3 Star)
- Caroma chrome saracom bath/shower mixer with diverter
- Mondella chrome rumba wall mounted bath spout

SHOWERS, BATHS & TOILETS

- Clear laminated glass shower screens with aluminium frames
- Custom 1900mm shower grate
- Mondella 1500mm rococo acrylic bathtub
- Mondella overture back to wall toilet suite (WELS 4 Star)

MIRRORS & BATHROOM ACCESSORIES

- Frameless mirror with polished edges, sizes as per plan
- Mondella 500mm chrome rococo glass shelf
- Mondella 600mm chrome rococo double towel rail
- Mondella 50mm chrome rumba towel hook
- Mondella 100mm rumba floor waste tile insert
- Mondella chrome rumba toilet roll holder

LAUNDRY**INCLUSIONS**

- Estilo 610 x 510 x 250mm stainless steel inset laundry trough
- Estilo 40mm allana sink mixer (WELS 4 Star)
- Custom vanity with laminate post formed bench top (standard range)
- Splashback ceramic wall tile 100 x 300mm
- Mondella maestro cross washing machine tap set
- Painted shelving to storage and linen

SUSTAINABILITY**ENERGY EFFICIENCY**

- Roof insulation R3.5 (low roof absorptance factor) with roof Sisalation
- External wall insulation rating R2.5 with wall Sisalation
- Louvre windows for cross-ventilation and natural lighting
- Energy efficient aluminium windows and sliding door units
- Mercator 130cm 4 blade grange ceiling fans
- Weather stripping to hinged entry and garage external doors

LIGHTING

- Energy efficient light emitting diodes (LED's), refer to plans
 - Energy efficient compact fluorescent lights (CFL's), refer to plans
 - Dining Mercator 30cm eternal pendant light
 - Kitchen Verve design 31cm white 3 tube hudson LED pendant light
 - Master Suite Home Design vogue pendant light black
 - Kitchen LED strip lighting for splashback and breakfast bar
- NOTE: REFER TO ELECTRICAL PLANS FOR FULL LIGHTING EXTENT AND DETAILS

PLUMBING

- Minimum 3 Star WELS rated water efficient showerheads and tapware
- 500 KPA water pressure limiting device
- Dux Proflo 250L 3.6kW electric hot water system
- 2 external garden hose taps

ELECTRICAL**INCLUSIONS**

- NBN Connection
- Earth leakage safety switch and circuit breakers
- Double powerpoints throughout, refer to plans
- 1 Antenna, 3 FTA TV outlets and 1 WAN
- 6 external light points with a motion sensor on the front facade
- 1 external double powerpoint
- Smoke detectors installed to building and council requirements
- Arlec battery operated wireless door chime

INTERIOR INCLUSIONS**CEILING**

- 2.7m high ceiling in living, kitchen, dining & laundry areas
- 2.4m high ceiling on upper floor
- 75mm Linear cornice

DOORS & WARDROBES

- Flush panel passage doors - including door stops and lever handles
- Vinyl robe sliding doors with painted shelves, as shown on plans
- Custom Master Suite shelving, as shown on plans

PAINT

- 3 coat internal paint system using Dulux professional paints – 2 colours allowed. Paint to manufacturers standard specifications
- 2 coats to ceiling using Dulux professional ceiling white paint. Paint to manufacturers standard specifications

EXTERIOR INCLUSIONS**SLAB**

- Waffle pod concrete slab and footing design will suit soil class 'A', 'S', 'M' and 'H*'. *H may require additional engineering with additional costs
- Termite physical barrier to slab perimeter and penetrations

FACADE & ROOF

- James Hardie Scyon Axon 133 smooth FC cladding, as per plans
- James Hardie EasyLap FC Cladding, as per plans
- Stratco Prodeck deep roof cladding (white)

FRONT DOOR & GARAGE

- Hume 'newington' hinged entrance door with Lane steel pull handle
- Colorbond® seville panelift door in the standard builders range of colours. Smooth finish. Includes motor operation and three 3 handsets

PAINT

- 2 coat external paint system to cladding, trim and doors using Dulux paints - 3 colours allowed. Paint to manufacturers specifications

MISCELLANEOUS

- QBCC Fees, PLSLA Fees & Construction Insurance
- Silicone Work/Caulking
- Plain concrete finish to alfresco & footpath

Customise your home the way you want it



3 BEDROOM OPTION (UPPER FLOOR)

INCLUSIONS

- Custom Master Suite shelving, as shown on plans

GUEST BEDROOM (GROUND FLOOR)

INCLUSIONS

- 2.4m high ceiling
- Vinyl robe sliding doors with painted shelves, as shown on plans
- Plain concrete finish to Private Alfresco

DOUBLE GARAGE

INCLUSIONS

- Colorbond® seville panelift door in the standard builders range of colours. Smooth finish. Includes motor operation and three 3 handsets

TANDEM GARAGE

INCLUSIONS

- Feature partition side wall



OUTDOOR SUNKEN LOUNGE

INCLUSIONS

- Tile, paint and plain concrete finish as shown on plans

OUTDOOR TIMBER DECK

INCLUSIONS

- Stained timber decking as shown on plans

BEDROOM AWNINGS

INCLUSIONS

- 2 fixed aluminium louvre awnings (choice of powdercoat finish)
- Note: May be required in particular regions (Caboolture) & certain housing developments

ALFRESCO AWNING

INCLUSIONS

- Retractable arm awning 4.4m x 3.0m with pelmet. Manual operation

FLYSCREENS

INCLUSIONS

- Fibre glass flyscreens to all sliding/awning windows & sliding doors



WATER TANK

INCLUSIONS

- Kingspan 5360L square steel water tank 2.47m high x 1.5m wide
- Grundfos pump with integrated PM rain and high flow filter

SOLAR POWER 1.650kW PACKAGE

INCLUSIONS

- 6 x 275 watt polycrystalline high efficiency solar panels
- 1 x Zever Solar 1500 inverter

SOLAR POWER 4.950kW PACKAGE

INCLUSIONS

- 18 x 275 watt polycrystalline high efficiency solar panels
- 1 x Zever Solar 5000 inverter

SPA (3 BEDROOM OPTION)

INCLUSIONS

- Decina 1700mm 6 jet uno spa bath
- Caroma 240mm chrome saracom bath wall mixer (WELS 5 Star)
- Tile finish as shown on plans

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