

TURNKEY INCLUSIONS

Enjoy quality inclusions at no extra cost thanks to our long standing relationship with some of Australia's leading suppliers.



GENERAL

- Member of MBA & HIA
- Member of the Glenville Group
- Insurance with home owners warranty
- Structural guarantee

PRELIMINARIES

- Energy rating as per NCC requirements
- Plans & specifications
- Engineering drawings & building permit
- Bushfire compliance upgrade (where applicable)

SITE WORKS

- Concrete waffle slab
- Termite treatment (Part a & b)
- Temporary fencing
- Crushed rock access drive

CONNECTIONS

- Stormwater, sewer & underground power included

FRAMING

- Pine wall frames as per AS 1684.2
- Prefabricated pine roof trusses as per AS 1684.2

CEILING HEIGHT

- 2440mm (8") high to all single storey
- 2590mm high to ground floor on all double storey

PLUMBING

- Concealed plumbing
- COLORBOND® fascias & gutters

EXTERNAL FINISHES

- Bricks from builders' standard range

ROOFING

- COLORBOND® roof from builders' standard range

WINDOWS

- Aluminum windows & sliding doors
- Locks to all openable windows
- Flyscreens to all openable windows

WINDOW COVERINGS

- Roller blinds to all windows and sliding doors (excluding entry & sidelight, and rear garage door). Except for bathroom & ensuite which have aluminium venetian blinds

HOT WATER SERVICE

As per NCC or estate design guidelines:

- 280L Heat Pump electrical hot water unit

HEATING & COOLING

- Ceiling fans to living room/s & all bedrooms
- Split cycle cooling unit to family & Bed 1

PLASTERWORK

- 75mm cove cornice throughout

ARCHITRAVES & SKIRTINGS

- 67mm MDF skirtings
- 67mm MDF architraves

CUPBOARDS

- Robes with melamine shelf & white hanging rail
- Linen cupboard with 4 melamine shelves
- Broom cupboard with melamine shelf
- Coat cupboard with melamine shelf & white hanging rail (house specific)

DOORS

- Feature glass insert solid door to front entry (subject to facade)
- Glazed sliding external door to laundry, family & rumpus (house specific)
- Flush panel internal doors (2040mm high)
- Vinyl sliding doors to robes & cupboards
- Multifold doors to European Laundry (house specific)
- Flyscreen to glass sliding doors (house specific)

DOOR FURNITURE

- Chrome entrance set to front door & rear garage door
- Deadbolt to front door & garage internal access door
- Chrome levers to internal doors

TILES

- Ceramic floor tiles from builders' standard range to entry, family, kitchen, meals, bathroom, WC, ensuite & laundry
- Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath

CARPETS

- Carpet from builders' standard range to all bedrooms, robes (house specific)

PAINTS

- Low sheen to exterior garage timber door (2 coats)
- Semi gloss enamel to front door (2 coats)
- Low sheen acrylic to interior walls & ceiling (2 coats)
- Ceilings to be finished in builders white paint (2 coats)
- Semi gloss enamel to interior woodwork & doors (2 coats)

ELECTRICAL

- Double power points throughout
- LED downlights throughout
- Double floodlight with sensor (as per plans)
- TV point to family room, bedroom 1 (as per plans)
- TV antenna (subject to estate requirements)
- Self closing exhaust fan above showers
- Safety switches (residual current devices)
- Smoke detectors (direct wired with battery back up)
- EV charger

KITCHEN

- Engineered stone benchtops with Aris profile
- Overhead cupboards as per plans
- Pantry with 4 melamine shelves
- 900mm multifunction electric oven (stainless steel)
- Induction cooktop ILO Ceramic Cooktop
- 900mm canopy rangehood (stainless steel)
- Dishwasher (stainless steel)
- Sink & drainer (stainless steel)
- Chrome gooseneck mixer tap

LAUNDRY

- Stainless steel trough & white cabinet
- Hot & cold washing machine connections
- Chrome mixer tap

BATHROOM & ENSUITE

- Engineered stone benchtops with Aris edge
- Polished edge mirror to full width of vanities

- Feature basins (white with chrome waste & overflow)
- Toilet suites, back to wall (white with chrome flush button)
- Corner to wall Bathtub (white) to bathroom
- Tiled shower base & semi framed glass pivot door with polished silver frame
- Chrome mixer taps
- Double towel rail
- Toilet roll holder

GARAGE

- Concrete floor
- Plaster lined ceiling & walls with 75mm cove cornice
- COLORBOND® panel lift door (facade specific)
- Remote control to garage door (includes x2 handsets)
- Single Duracote rear hinged door
- Electric Vehicle Charging point to garage

PORCH / ALFRESCO

- Exposed Aggregate finish to Porch & Alfresco

LANDSCAPING

- Landscaping as per design/estate design guidelines
- Irrigation system to the front yard

FENCING

- Timber paling including wing fence & gate as per design/estate design guidelines

PAVING

- Exposed aggregate driveway, front path & rear outdoor living area

LETTERBOX & CLOTHESLINE

- Rendered letterbox
- Fold out clothesline to rear yard

