



ARTIST IMPRESSION

TURNKEY

Inclusions

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EST. ALREADY
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Standard inclusions

Kitchen

APPLIANCES

- Oven: 600mm under bench oven
- Cooktop: 600mm induction cooktop
- Range Hood: 600mm undermount rangehood
- Dishwasher: 600mm freestanding dishwasher
- Microwave space
- Sink: Stainless steel double bowl sink overmount
- Chrome sink mixer
- Laminate (Laminex Natural) base and overhead cupboards and draw door panels
- Tile splashback
- 20mm stone benchtops

Bathroom/Ensuite

- White above counter 400x400mm basin
- Chrome basin mixer
- Chrome wall mixer for bath and shower
- Chrome rail shower
- Chrome bath spout
- Semi frameless shower screen with pivot door
- 1500mm white back to wall bath
- White wall faced toilet with slim seat
- Chrome toilet roll holder
- Chrome double towel rail
- Chrome robe hook
- Chrome shower shelf
- Laminate (Laminex Natural) base and overhead cupboards and draw door panels
- 20mm stone benchtops
- Polished edge mirror above vanity
- Wall tiles to the shower – 2100mm high
- Tile vanity Splashback
- Floor tiles including skirting

Powder Room

- White wall hung 500x250mm basin with bottle trap
- Chrome basin mixer
- Chrome hand towel holder
- Polished edge mirror above vanity
- Floor, skirting and splashback tiles

Laundry

- 45L Trough & Cabinet
- Chrome sink mixer
- Floor, skirting and splashback tiles
- Chrome washing machine points

General

- Fixed costs
- Choice of Ivory or Onyx colour scheme
- Laminate flooring to main living areas
- Carpet flooring to balance of home, including stairs
- 3 coat wall and ceiling paint system
- Satin chrome internal passage lever handles
- Satin chrome front entry lever set
- Satin chrome external lever sets
- Wardrobes with 2100mm high vinyl sliding doors, 1x melamine shelf and chrome hanging rod
- 2700mm ceiling height to main living floor and 2550mm to alternate floor
- Linen closet with 4x melamine shelves
- 75mm cove cornice to entire house
- 65x18mm single bevel architraves and skirtings
- Flyscreens to all openable windows
- Blockoutblinds to all habitable windows (excluding windows with obscure glass)

Electrical

HEATING/COLLING

- Split system to main living area
- Electric panel heaters with thermostats to bedrooms and secondary living areas
- Electric heat pump hot water service with 220L storage tank
- LED downlights throughout, including under cover external areas
- Double power points throughout
- 2x free to air TV points connected to an antenna
- 1x telephone/NBN point
- Ceiling exhaust fan above showers

Green Initiatives

- 7-star energy rating
- All electric homes
- Double glazing
- LED lighting throughout
- Heat pump hot water
- 2kW solar system
- 4 star heating & 4.5 star cooling (minimum)
- EV charger ready
- Solar battery ready

External

- Front and rear landscaping
- Fencing
- Clothesline
- Letterbox



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