



HOME AND LAND PACKAGE

Specialty features included:

- Carpets to all bedrooms
- Tiling to all living areas
- Window treatments to all windows
- 20mm stone benchtops to Kitchen
- Internal wall painting

Internal Features:

- Gyprock ceiling with cove cornice
- (x2) Hard wired smoke alarms
- RCD safety switches as per the Australian standards
- R4.0 roof insulation batts to the ceiling of the home and garage
- Gyprock lined internal walls throughout
- Gainsborough door furniture
- Corinthian flush panel to internal doors
- Two hinged metal door frames
- Walk in robe to the master suite
- Melamine shelf and rail to bedroom robes
- (x4) Melamine shelves to linen with broom space
- NBN ready
- Painting to all ceilings, doors, and door frames
- Interior design consultation included to style your own home

Garage Features

- 100mm smooth finish grano floor
- Automatic sectional door with pelmet above
- Corinthian Solid core door to garage internal
- Gainsborough door furniture
- Three hinged metal door frames

Kitchen Features

- Laminate cabinets and a bank of four drawers with soft closers
- 700mm tiled splashback above benchtop including returns
- Double laminate pantry with laminate pantry
- Overhead cupboards above kitchen benchtop
- Bosch 90cm Canopy Rangehood
- Bosch 60cm Gas Cooktop
- Bosch 60cm Electric Oven
- AFA Flow Double Bowl Undermount Sink
- Dorf Kip sink mixer tap
- Dishwasher recess with hot and cold plumbing

Laundry Features

- 45L Laundry trough and cabinet
- 200mm high tiling above benchtop including returns
- Reece washing machine stops
- Dorf Kip sink mixer tap

Bathroom & Ensuite Features

- Fully framed mirrors above vanities
- Laminate cabinets and benchtops
- One row of tiling above benchtop including returns
- Floor tiling including one row of skirting around room and 2000mm high tiling to the shower recess
- Framed pivot door and screen to shower recess
- Dorf Kip toilet roll holder
- Dorf Kip double towel rail
- Dorf Kip basin mixer tap
- Dorf Kip bath/shower mixer
- Caroma Carboni II inset basins
- Caroma Maxton 1675 bath
- Dorf Kip rail shower
- Caroma Luna wall faced close coupled toilet suites
- Bermuda floor wastes
- Exhaust fans to ensuites, toilets and bathrooms

External Features

- Double clay brick construction to all walls
- Colorbond roof cover, gutters, fascia, and downpipes
- 100mm reinforced concrete slab
- Lockable combination meterbox
- Austal clay brickpavers to driveway, porch, alfresco and path
- Rendered brickwork to external residence excluding boundary walls and internal of garage (allowance for two light colours)
- Rinnai 26L Instantaneous hot water unit
- Aluminium windows and sliding doors with flyscreens
- Clear glazing to all windows and obscured glazing to bathrooms, ensuites and WC's
- External painting to entry doors, frames, ceilings and meterbox
- (x2) external garden taps
- Weather seals to all external doors
- Corinthian Enviro seal frame and Urban style door with Gainsborough door furniture to entry