

# STANDARD INCLUSIONS

## FOYER ENTRY

Tiled entry with quality ceramic floor tile & feature tile design  
Circular fluorescent light

## BEDROOMS

Stylish lever handles  
Quality carpet with commercial thickness underlay  
Colonial panel doors  
Wardrobes with mirrored doors and modular shelving  
Walk-in wardrobes including modular shelving (where specified on house design)  
Variable speed ceiling fan  
TV outlet in master bedroom  
3 double power points  
Phone point in master bedroom

## BATHROOM & WET AREAS

Fully tiled shower with clear safety glass pivoting shower screen  
Safety grab rail to the shower  
Galaxy shower on adjustable rail with soap dish  
Kohler vitreous china dual flush toilet suite  
Chrome toilet roll holder  
Chrome double towel rail  
45 litre laundry tub with mixer tap  
Privacy lock to the toilet & bathroom  
Linen & broom cupboard (where specified on house design)  
Designer imported lever tapware  
High quality ceramic floor & wall tiles with feature tile  
Polymarble bathroom vanity with wall mounted mirror above  
3 in 1 heat / light / exhaust fan in bathroom  
Stainless steel floor wastes

## KITCHEN

Whirlpool fan forced wall or underbench oven (stainless steel or white)  
Whirlpool retractable rangehood with fan & light  
Whirlpool ceramic cooktop  
Overhead cupboards & bulkheads to ceiling  
Pot drawers below oven  
Microwave shelf with power point  
Post form laminated kitchen cupboards & wide benchtops  
Easy glide drawers  
Ceramic tile splashback to stove & sink  
Flickmixer tap with 1½ stainless steel bowl sink  
Spacious pantry cupboard with slide out shelves  
High quality ceramic floor tile

## LIGHTING & ELECTRICAL

Exterior light to front and rear entry doors  
Recessed downlights in living areas, bedrooms & bathrooms  
Circular fluorescent light in kitchen and additional overhead downlights over benches  
2 TV points

Metrebox with residual current protection service  
125 litre electric off peak hot water system  
generous number of double power points  
2 smoke detectors  
Phone to PABX system for cheaper calls

## MULTI-PURPOSE ROOM / STUDY / 3RD BEDROOM

Variable speed ceiling fan  
Quality carpet  
2 double powerpoints  
Lever handle

## INTERNAL

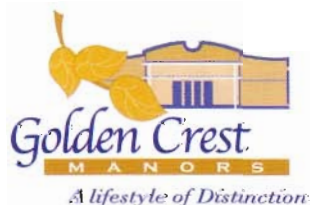
Selection of 6 interior decorator colour schemes  
Security Intercom  
2590mm ceiling heights  
Washable painted gyprock walls & ceilings  
Gloss enamel paint finish to doors, architraves & skirting

## EXTERNAL

Choice of exterior colour  
Architecturally designed homes  
Colorbond roof with 28° pitch  
High strength steel frame (termite proof)  
Interlocking steel subfloor designed and constructed to engineers specifications  
Low maintenance exterior cladding  
Colorbond steel prime coated roof  
Contrasting colorbond gutters, fascias & downpipes  
Spacious decks with balustrading as per house design  
Reflective foil insulation to roof & walls  
Powdercoated aluminium sliding doors & window frames  
Underground sewerage connection  
Underground storm water connection to each down pipe  
Underground water & power connection  
Private security mailbox  
Insect screens to all opening sliding doors & windows  
Courtyards, pathways & driveways exposed aggregate  
Garage with automatic panelift door  
Fold down clothesline  
Stained timber decks  
Designer landscaping  
2 external taps  
Reticulated water system  
Fully fenced  
Fully landscaped gardens

## OPTIONAL EXTRAS

There are a range of items available to suit your needs if required.



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Standard Inclusions