

Turn Key Package Premium Inclusions

- **Colorbond Steel Roof with anticon blanket insulation**
- **2 Pac kitchens doors with polished edge stone benchtops and breakfast bar**
- **2 Pac vanities with soft close doors, slimline ceramic/acrylic top**
- **600x600 porcelain tiling throughout living areas as per plan**
- **Diamond barrier screens to all openable sides of sliding doors and windows**
- **White fitting LED lights to house as per electrical plan**
- **Full House Concrete Render and Painted as per elevations**
- **1200 Wide Front Entry Door**
- **900mm Upright Stainless Steel all in one 5 burner gas cooktop and electric oven**

Site Improvements:

- Site Works (including site cut and fill of up to 500mm, retaining and piercing up to 1m deep at 300mm - 450mm diameter)
- Smartwire (NBN, Velocity or OptiComm)

Kitchen & Appliances

- 2 Pac Kitchen cabinetry with overhead cupboards (bulkhead above) with microwave recess as per builders standard range
- Polished edge stone benchtops with breakfast bar
- 900mm Upright Stainless steel gas cooktop and oven in one - 900mm Stainless steel with glass canopy rangehood
- Stainless steel 1 ½ drop in bowl sink

- Stainless steel dishwasher
- Flickmixer tapware – chrome/satin plated
- Single Fridge Water Connection

Wet Areas

- 2 Pac Kitchen cabinetry with overhead cupboards (bulkhead above) with microwave recess as per builders standard range
- Polished edge stone benchtops with breakfast bar - 900mm Upright

Electrical

- Lighting – White fitting LED lights as per electrical plan - External lighting – porch, alfresco and front of garage
- Double power points to all areas excluding water closet
- Single power points to garage and kitchen - Air-con unit to living area
- Air-con isolator on external wall
- 1 telephone point
- TV Antenna (if not in a Smartwire – OptiComm or Telstra Velocity area)
- RCD safety switch
- 2 TV Points
- 2 DATA Points
- Brushed silver fans to all bedrooms, living, and alfresco
- Instantaneous Gas hot water system
- External power point to service Gas hot water system
- Exhaust fan to water closet where shown on plans
- Smoke alarms to all bedrooms and applicable internal areas to conform with legislation at time of Building Approval

Painting

- Internal 3 Coat paint system (1 coat of sealer & 2 coats of colour)

- Builders selection paint as per selected colour scheme
- White colour finish to all ceilings and cornice
- White Internal walls premium sealer & professional low sheen
- Feature paint work to front façade, as per selected colour scheme, plan and covenant requirements
- Doors – Aquanamel as per selected colour scheme
- Architraves, skirting and all doors are full-gloss as per selected colour scheme
- Soffit/eave lining
- Ceiling white colour finish
- Downpipes painted to match roof, fascia, gutter or wall

Plaster & Internal Finishes

- Plaster to be supplied & installed in accordance with Current Australian Standards
- 90mm cornice - Ceilings & walls 10mm plasterboard - Wet area walls 6mm villa board or 10mm waterproof plaster board
- Brushed silver Gainsborough/Lanes/Lockwood or equivalent door hardware with privacy to master and wet areas - Door stops and/or clips to all swing doors - Hume redicote flush finish pre-hung with chrome or satin hinges to internal doors
- Vinyl robe doors with brushed aluminium frame - Architrave 42mm x 11mm

Frame

- To be constructed in accordance with current Building Regulations, National Construction Code and Australian Standards
- Frame and Trusses to be erected in accordance with current National Construction Code and Australian Standards N2/N3 wind rating unless alternative wind rating specified by Structural Engineer/Certifier
- 70mm timber frame with compliant standard ceiling heights as indicated on architectural working drawings.
- All framing dimensions are from frame to frame and/or slab to underside of trusses/floor framing.

Exterior Finishes

- Roof Material Corrugated Sheet Metal (from Standard Builders selection)
- 70mm Anticon Foil and Batt under Roof insulation to achieve required energy rating
- Metal fascia, gutter & PVC painted downpipes as per plan
- Metal automatic panel lift lock up garage with 2 remotes, profile as per builders range
- Hinged Entry front door painted in accordance with selected colour scheme and manufactures specification
- Hinged rear door painted in accordance with selected colour scheme and manufactures specification and single lever action lockset
- Aluminium powder coated windows and doors with clear glass. Aluminium powder coated screen frame with black diamond security/barrier screen and plastic fly mesh to all openable sides of sliding doors and windows. Note: design covenant requirements for estate may not permit diamond barrier screen, in this instance standard plastic fly screens to be provided (if in bushfire area screens are as per AS3959-2009)
- Brick Rendered and/or cladding external walls with feature cladding painted as per architectural working drawings and client signed builder's nominated colour scheme
- Windows and doors to have fibre cement cladding and/or beading above where required unless otherwise noted on elevations
- Under roof alfresco with exposed aggregate as per plan (site conditions permitting)