

Smart Inclusions

Kitchen Appliances

- Fisher and Paykel 600mm Stainless Steel Cooker And 600mm Electric Oven
- Fisher and Paykel 600mm Slide Out Rangehood
- Provide Provision for Microwave

Benchtop and Cabinetry

- Laminated Kitchen Bench-top
- Melamine to Kitchen Under-Bench Cupboard and Overhead Cupboards
- Kitchen Sink Mixer Tap
- Splash-Back Tiles to Underside of Overhead Cupboards

Pantry and Fridge

- 4 Rows of Melamine Shelving for Walk in Pantry (when shown on plans)
- Fridge Provision with Space and Electrical Point and Storage Overhead

Electrical

- 2 Television Points
- 2 Telephone Points
- 15 LED Ceiling Down Lights
- LED Ceiling Light to Garage
- 2-way Switch on Staircase
- 20 Batten holders
- 1 Fan to Ensuite and Bathrooms
- Two (2) Smoke Detectors
- Earth Leakage Safety Switches to Meter Box
- Circuit Breakers to Meter Box

Bathroom & Ensuite

- 600mm Wall Hung White polyurethane vanity with slimline ceramic basin top
- Chrome Plug and Wastes to Outlets
- Chrome Single Lever Mixers to Vanities,
- Bathtub in Hub with Chrome Mixer
- Toilet Suite with Soft Close Action Seats
- 1 Hand Held Shower Head
- Frame-less Polished Edge Mirrors 600mm wide
- Framed Shower screen
- Chrome Double Towel Rails, Rings and Toilet Roll Holders

Wall Tiles

- Provide 1800mm tile height In En-suite & Bathrooms Showers
- Provide 1 height tile skirting to rest of the wall

Floor Coverings

- Provide tile flooring to Entry, lounge, Living, Kitchen, Walk-In-Pantry and Dining
- Provide Wall to Wall Quality Carpet to First Floor and Staircase- DHURSAN "Smart" Range

ALFRESCO

- Provide Sliding door to rear of Living/Dining
- Provide 1 gas and 1 Single Power Point
- Provide covered (Roof over) Alfresco with Recessed Ceiling

Laundry

- Quality Laundry Tub with PVC Cabinet and Sink Mixer
- Tiled Splash Back Above the Tub (1 tile height), one tile Skirting to Rest of Laundry Walls

Main Door Entrance

- Entrance door 920mm x 2060mm Sunburst hinged with Obscure glass
- Contemporary Handle with lock

Air Conditioning

- Provide Ducted Daikin Air Conditioning with 2 Zone and 2 Controller

Internal

- 2600mm Height to ground floor and 2450mm to first floor in lieu of standard
- Single Shelf with Hanging Rod to Walk in Robes

External

- Engineer Designed 'M' Class Concrete with waffle Pod Slab on Ground
- Engineered H2 Treated Timber Frame and Roof Trusses
- Face Brickwork Austral (wilderness) with off White Mortar and Weather Board
- Selected Roof tile
- Maintenance Free metal Facia and Gutter

Other Essentials

- BASIX Assessment and fees
- Fire retardant Sarking to Underside of Roof tiles
- Decorative Slimline Rainwater Tank (size to be determined as per BASIX)
- Ceiling Insulation R3.0
- Wall Insulation R1.5
- 1 Gas Bayonet Point to Living Area
- Six Star rated Cas Continuous flow Rheem hot Water System

Staircase and Staircase Balustrade

- Timber Handrail (Painted with Vertical metal Balustrade and MDF Treads and Risers (for Carpet)

Paint

- Taubman's three Coat Paint System to Walls and Two Coats to Ceilings

