

Lifestyle Inclusions



Connections & Earthworks

All construction and warranty insurances
Council building and application fees (based on Gold Coast City Council)
Engineers & Surveyor fees
Underground power, sewer, storm water & water connection to a 600m² lot with 6m setback
Termite treatment to entire dwelling
"S" class engineered concrete slab
500mm total fall over house pad
Bulk concrete piers if required for 250mm cut and 250mm fill
N2 Wind Rating
Builders Site Clean including all rubbish removal (excludes excess spoil)

External

Vogue Facade in Face Brick
Concrete roof tiles
Covered Alfresco
450mm eaves to entire home
Colorbond metal fascia & gutter
Painted PVC downpipes
Colorbond remote panel lift garage door
2 Garden taps & 2 Yard Gulleys

Internal Inclusions

2440mm ceiling height throughout
Carpet Staircase with powder coated round black balusters, paint grade timber posts and handrail to all 2 storey designs
1 x Melamine shelf to all robes with hanging rail
4 x Melamine shelves to all linen cupboards
Dulux three (3) coat paint system throughout
42mm Architrave throughout
68mm Skirting throughout
90mm cornice throughout

Energy Efficiency

(6) star energy rating

Kitchen

Technika 600mm Gas Cooktop
Technika 600mm Electric Oven
Technika 600mm S/Steel rangehood
Dishwasher and Microwave provision
Pantry with 4 x white melamine shelves
Tile splashback
Laminated cabinetry with melamine shelves
Laminate benchtops
3 x Pot Drawers to kitchen
4 x Drawers to kitchen island
1 1/2 bowl stainless steel drop in sink
Flickmixer tap

Bathroom/Ensuite/WC/Powder Room

Laminated cabinetry with melamine shelves
Laminate benchtops
Vitreous china counter basins
450 x 450 ceramic floor tiling to all wet areas
Ceramic tile skirting (100mm high)
Ceramic wall tiles to showers (2100mm high)
Frameless mirror to vanities
Semi-frameless chrome finish shower screens with pivot action doors and clear safety glass
1500mm acrylic white designer bath
Close coupled dual flush china toilet
Double towel rail to Ensuite & Bathroom, towel ring to Powder room, toilet roll holder to all WC's
3 Function Rail Hand Showers
Flickmixer taps
Chrome Floor wastes

Laundry

Freestanding tub
Flickmixer tap
Ceramic tile skirting (100mm high)
Tiled splashback 2 tiles high over laundry tub

Hot Water Service

24L Continuous flow gas

Doors & Door Furniture

Corinthian WIN 5G Timber front entry door with glass sidelight
Gainsborough Elena Passage Set with 545 Deadlock in BC
Corinthian No 7 Laundry door with Terrace entrance set in BC
All external hinged doors keyed alike
Corinthian 2040mm Flush Panel internal doors throughout including door stops
Flush Panel hinged doors to robes
Gainsborough Braxton Lever passage sets throughout in BC
Gainsborough Braxton Lever privacy sets to Master Ensuite / WC and Bathroom in BC

Electrical

Single phase meter board with cct breakers
NBN ready
15 x Double power Points
6 x Single power points for microwave, cooktop, rangehood, dishwasher, refrigerator & garage door
1 x External WP SPP for HWS
1 x Phone Point / 2 x TV Points
1 x Light Point to each room with light shade
External Bunker Light to laundry
Double Fluro to garage
Exhaust fans to all non-ventilated bathrooms/ensuites/powder rooms/WC
Smoke detectors hardwired to 240 volt power including battery back up
Earth leakage safety switches

Windows

Powder coated aluminium windows & sliding doors
Keyed alike window locks to all opening windows
Toughened clear glazing to wet area windows

Excludes all display furnishings



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