

# Lifestyle Inclusions



## **Connections & Earthworks**

All construction and warranty insurances  
Council building and application fees  
Engineers & Surveyor fees  
Underground power, sewer, storm water & water connection to a 600m<sup>2</sup> lot with 6m setback (Not including service connection points)  
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)  
Additional Costs Involved with Rock Excavation or Vegetation Removal Not Included

## **External**

Vogue Facade in Face Brick  
Concrete roof tiles  
Covered Alfresco (not including concrete slab)  
450mm eaves to entire home  
Colorbond metal fascia & gutter  
Painted PVC downpipes  
Colorbond remote panel lift garage door 4800mm wide x 2100mm high  
2 Garden taps & 2 Yard Gulleys

## **Internal Inclusions**

2440mm ceiling height throughout  
Carpet Staircase with plasterboard walls and paint grade timber handrails as standard to all 2 storey designs (excludes carpet)  
1 x Melamine shelf to all robes with hanging rail  
4 x Melamine shelves to all linen cupboards  
Three (3) coat professional paint system throughout  
42mm Architrave throughout  
68mm Skirting throughout  
90mm cornice throughout

## **Kitchen**

Technika 600mm Gas Cooktop  
Technika 600mm Electric Oven  
600mm S/Steel rangehood  
Dishwasher 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 drop in 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  
Ceramic wall faced toilet suite  
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 to showers

## **Laundry**

Freestanding tub  
Flickmixer tap  
Ceramic tile skirting (100mm high)  
Tiled splashback 400mm high over laundry tub

## **Hot Water Service**

26L Continuous flow gas

## **Energy Efficiency**

Provide an energy efficiency report  
Sisalation wall wrap to all external walls of the house  
R2.5 Ceiling batts to all internal ceilings under roof excluding garage

## **Doors & Door Furniture**

Corinthian AWO5G Timber front entry door with glass sidelight (clear glass)  
Gainsborough Sofia Lever Passage Set with slim style trim plate in Bright Chrome with 545 Deadlock in Polished Stainless Steel  
Corinthian No 7 Laundry door with Terrance entrance set in Stainless Steel  
All external hinged doors keyed alike  
Corinthian 2040mm Flush Panel internal doors throughout including door stops  
Vinyl sliding doors to built in robes  
Gainsborough TradePro Adele Lever passage sets throughout in Bright Chrome  
Gainsborough TradePro Adele Lever privacy sets to Master Ensuite, WC and Bathroom in Bright Chrome

## **Electrical**

Single phase meter board with circuit breakers  
NBN ready  
14 x Double power Points  
5 x Single power points for microwave, cooktop, rangehood, dishwasher, refrigerator & garage door motor  
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  
1200mm LED diffused batten to garage  
Exhaust fans to all non-ventilated bathrooms/ensuites/powder rooms/WC's  
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**

Window Furnishings, microwave and microwave provision, furniture, floor coverings (except wet areas), wall paper & feature walls, external paving and concrete, retaining walls, water meter, fencing and landscaping and removal of excess spoil  
Lifestyle Inclusions List as at August 2023  
Copyright Palladio Homes Pty Ltd ©  
\*Subject to change without notice



QBCC: 1112288  
8 & 10 Providence St,  
Flagstone Qld 4280  
P: 1300 845 845  
www.palladio.com.au

Palladio Homes  
✓ quality comes standard