

Standard inclusions and upgrades.



EXTERNAL INCLUSIONS

Standard



Pine decking (Commercial)

Oiled merbau decking and hardwood stairs (Residential)

Painted treated pine subfloor skirting

22mm termite treated particle board flooring

Wall insulation R2.0 batts and sarking

Roof insulation 50mm blanket

Standard instantaneous gas hot water system

Stainless steel security doors

Aluminium windows with colour matched flyscreens

Colorbond corrugated roof with quad gutters

Painted horizontal millwood Weathertex exterior

(25 year manufacturers warranty)

External distribution board (Residential)

Internal distribution board (Commercial)

Wire balustrade

Lancet curved external lights

Upgrades



Modwood decking

Cladding continued to ground

22mm treated particle board flooring/compressed fibre cement to wet areas

Wall insulation R2.5 batts + sarking

Roof insulation 100mm blanket + batts where applicable

Under floor insulation 15mm foilboard

Windows/doors double glazed

BAL rating requirements

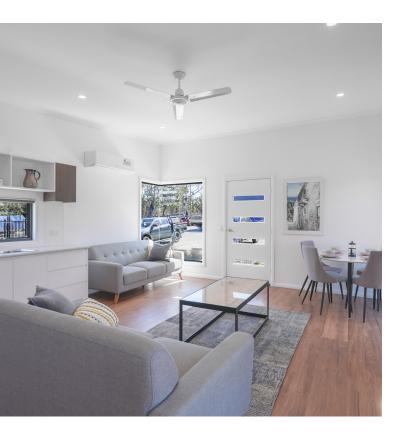
Vertical balustrade

Upgraded external lights

Sensor lights

INTERNAL INCLUSIONS

Standard



10mm gyprock wall lining

55mm cornice

Architrave - 67mm half splayed

Timber skirting – 67mm half splayed

Flat panel internal doors

Stainless steel door levers (Residential)

Stainless steel door knobs (Commercial)

Vertical and roller blinds throughout

Vinyl flooring to living areas

Nylon carpet to bedrooms

Standard ceiling fan to living & Bed 1

LED downlights throughout

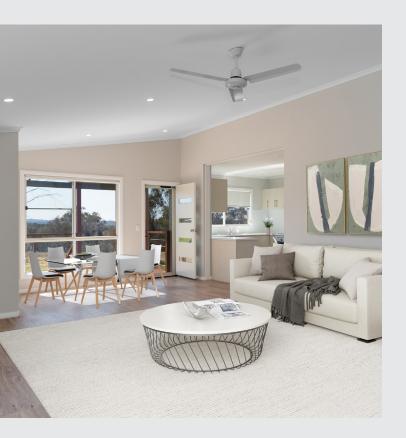
Provision for air conditioner

TV point to living

Robe doors are Flexiclad sliding

Painted throughout

Upgrades



Fibre cement board to wet area walls and floor

Upgrade cornice

Timber skirting – 92mm half splayed

Decorative panel internal doors

Internal & external black door levers

Curtains throughout

Curtains/blinds with sheers throughout

Tiles to living areas or vinyl plank flooring

100% solution dyed nylon carpet to bedrooms

100% wool carpet

Painted feature walls

Standard ceiling fans to other rooms

Upgrade range of ceiling fans

Split system air conditioner

Extra TV points

Mirrored robe doors

Smart robe doors

Pendant lights

BATHROOM INCLUSIONS

Standard



Tiled shower and skirt tile

Framed shower screen

Mirror framed

2 pack painted gloss white vanity with acrylic top

Down light over vanities

Standard bathroom exhaust fan

Bath (if shown on plan)

Dual flush toilet

Glass shower shelf

Hand towel ring

Toilet roll holder

Wall mount shower head & mixer

Exhaust fan to separate toilet

Upgrades



Tiled walls to 1200mm high

Floor to ceiling tiles

Bathroom feature tiles to shower

Frameless shower panel/screen

Mirror frameless

Shaving cabinet

Upgraded vanity

Exhaust fan bathroom 2 or 4 Heat Tastic

Strip drains

Freestanding bath

Black tapware

KITCHEN INCLUSIONS

Standard



Laminate benchtop

Melamine doors and panels

600 x 300mm white tiled splashback

Single bowl sink with single drainer

Gas or electric 4 burner cooktop

Standard oven (electric or gas)

Rangehood fixed

Choice of kitchen handles

Chrome plated flick mixer

Upgrades



20mm SilkSurface or manufactured stone benchtop in standard or deluxe colours

Subway tile splashback

1 ½ bowl sink + single drainer

Double bowl undermount sink (stone tops only)

4 burner cooktop upgrade

Upgrade multifunction oven

Rangehood slideout/canopy undermount

Dishwasher full size or dishdrawer

Microwave 27 litre

Fridge

Gooseneck tap mixer

LAUNDRY INCLUSIONS

Standard

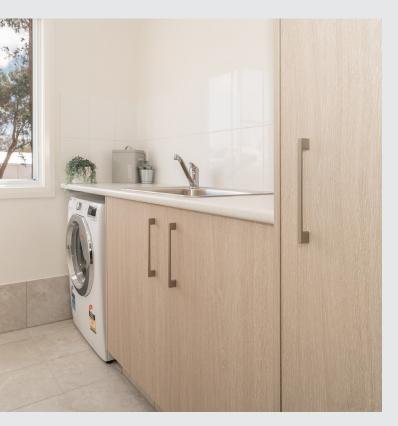


Laundry

Freestanding laundry trough (if drawn) or 45L drop-in tub and bench (as per plan)

600 x 300mm tiled splashback to 600mm high

Upgrades



Laundry bench laminate top

Laundry bench SilkSurface or manufactured stone top

Melamine doors & panels

Subway tile splashback

Flick mixer

Gooseneck mixer

Imagine walking into a home that is uniquely yours.





