GENERAL SPECIFCATIONS

Note: Finishes and specifications are subject to change at the developer's discretion without notice.

EXTERIOR

Walls	Double clay brick construction Sand finish cement render.
Structural	Engineer designed and certified concrete slab Treated pine timber roof construction
Roof	Colorbond® roof sheeting Colorbond® gutters and downpipes
Windows and Sliding Doors	Powder coated aluminium framed windows Key locks to all windows and sliding doors Flyscreens
Balconies	Slip resistant floor tiles where applicable
Balustrading	Glass balustrade with clear glazing where applicable
Driveway & Courtyard	Designer concrete brick paving
Landscaping	Landscaped gardens and reticulation
Privacy Screens	Aluminium powder coated slats
Letterboxes	Included
Clothesline	Included

SECURITY FEATURES

Gates	Secure gate with lock
Alarm	Internal alarm system included

INTERIOR

Walls	Float and set. Paint finish Plaster beads to all trafficable corners
Ceilings	Gyprock and skim coated concrete painted finish where applicable
Roof Insulation	R 4.0 Fibreglass batt ceiling where applicable
Internal Doors	Flush panel with gloss paint finish
Entry Door	Solid door with Tri-lock
Built in robes	Built in robes to bedrooms with melamine shelving and chrome rails
Door Handles	Quality lever style
Skirting	MDF painted
Floors	Quality tiling to living, kitchen, passage and wet areas. Quality carpet with high grade underlay to all bedrooms

KITCHEN

Bench top	Engineered stone bench top
Cupboards	Laminate cupboards with ABS edging Set of draws with cutlery insert
Handles	Stylish handles included
Splashback	Tiles
Pantry	Included
Fridge recess	Included
Dishwasher	SMEG/BLANCO dishwasher included
Oven	SMEG/BLANCO electric multi-function oven included
Cooktop	SMEG/BLANCO gas cook top included
Rangehood	Included
Sink	Double stainless steel sink
Tap	Quality chrome mixer tap

BATHROOM

Walls	Ceramic wall and floor tiles.
Benchtop	Laminate square form
Cupboards	Laminate cupboards
Handles	Stylish handles included
Vanities and Basins	Ceramic basins
Taps	Quality chrome mixer taps
Toilet	Dual flush toilets with ceramic cisterns and soft closing lids
Mirrors	Included
Towel holder	Chrome rail included
Toilet roll holder	Chrome holder included
Shower screen	Clear toughened framed glass screens and pivot door to shower recess

LAUNDRY

Cupboard	Built in laundry trough with chrome mixer tap Hot cold taps provided

ELECTRICAL

Smoke alarm	Included
Light Fittings	Recessed LED down lights
Power Outlets	Included
TV Point	Included
Telephone Point	Included
Exhaust Fans	Included
Hot water system	Instantaneous HWS
Air-Conditioning	Reverse cycle air-conditioning to living areas
RCD Safety switches	Included
TV Antenna	Digital Antenna Included