



GENERAL SPECIFICATIONS

EXTERIOR

Walls	Brick & Timber construction Sand finish cement render. Engineer designed and certified concrete slab
Structural	Treated pine timber roof construction Colorbond® roof sheeting
Roof	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
Window Treatments	Included

KITCHEN

Bench top	Caesarstone bench top
Cupboards	Laminate cupboards with ABS edging Set of draws with cutlery insert Finger pull
Handles	Tiles
Splashback	Included
Pantry	Included
Fridge recess	FISHER & PAYKEL dishwasher included FISHER & PAYKEL electric multi-function oven included
Dishwasher	FISHER & PAYKEL gas cook top included
Oven	Included
Cooktop	Double stainless steel sink
Rangehood	Quality chrome mixer tap
Sink	
Tap	

BATHROOM

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

LAUNDRY

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