



## GENERAL SPECIFICATIONS

### EXTERIOR

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

### SECURITY FEATURES

<b>Gates</b>	Secure gate with lock
<b>Alarm</b>	Internal alarm system included

### INTERIOR

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

### KITCHEN

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

### BATHROOM

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

### LAUNDRY

<b>Cupboard</b>	Built in laundry trough with chrome mixer tap Hot cold taps provided
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### ELECTRICAL

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