



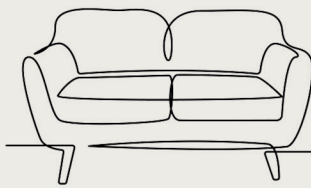
# Our INCLUSIONS

All homes come with the Gold Inclusions package as listed below, or choose optional upgrades to personalise your new home.



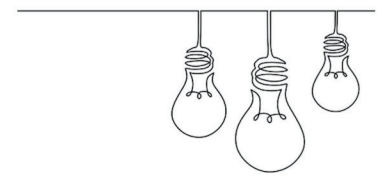
## External:

- Quality Colourbond roof, guttering and fascia
- R1.2 building blanket insulation to roof, R3.0 ceiling insulation batts and R1.5 wall insulation batts
- James Hardie Primeline Newport 9mm fibre cement cladding
- Eco deck with hand rails and balustrading to front steps and patio
- Painted solid core feature entry door with weather strip and fly screen door
- Fly screens to all windows and glass sliding doors
- Clothesline
- Carport with motor panel lift door
- Timber surround boards



## Internal:

- Carpet to bedrooms, vinyl plank flooring to living, kitchen, hallway and study (if applicable) areas, tiling to wet areas
- Built-in wardrobes to all bedrooms with sliding doors
- 50mm gyprock cornices with timber architraves and skirting board splay finish
- Paint ('Ceiling White' to ceilings, one colour choice for walls)
- 2.4m high ceilings throughout
- Single roller blinds throughout



## Electrical:

- External lights to entry doors, downlights to deck
- TV point to lounge room
- Phone point in kitchen
- Meterbox
- LED downlights
- Double powerpoints throughout
- Smoke detectors
- Gas instantaneous hot water system
- IXL tastic heat/light/fan to bathroom (ensuite where applicable)
- 2x ceiling fans
- Split system air-conditioner (2.5kw)
- 1x external powerpoint and tap



## Bathroom & Laundry:

- Tiles to bathroom, laundry and separate toilet (1800mm high within shower)
- Semi-frameless shower screens and frameless mirrors to bathrooms
- Chrome towel rails and toilet roll holder to bathrooms
- 900mm floor standing vanities (where size allows)
- White ceramic toilet
- Flick mixers throughout
- 45 litre stainless steel laundry tub with hot and cold plumbing for washing machine
- Waterproofing and bedding to all wet areas



## Kitchen:

- 1¾ bowl single drain stainless steel sink with flick mixer tap
- Ceramic tiled splashback from benchtop to underside of overhead cupboards
- Kickboards to match kitchen cupboards
- Retractable 600mm stainless steel rangehood with fan and light, ducted externally
- Stainless steel 600mm gas cooktop
- Stainless steel 600mm electric oven
- Dishwasher and microwave provision
- Soft-close cupboards throughout



## Optional upgrades:

- Split skillion roof design with highlight windows or gable roof
- Carport enclosed and walls lined
- Tandem garage
- Ramps to the front and back of home
- Additional ceiling fans
- Additional air conditioning unit
- Vinyl floors to bedrooms
- Floor to ceiling tiles in wet areas
- Fixed panel shower screens
- Shower niches
- 900mm wall hung vanities (where size allows) and back to wall fixed toilet
- Additional toilet in laundry
- Shower rail, handset, and adjustable, handheld showerhead
- 20mm Ceasarstone benchtops
- Pot draws throughout
- Oven and microwave stacked
- Additional TV point to bedroom
- Additional internal double powerpoints
- Additional external powerpoint and tap
- Gas bayonet

\*Optional upgrades are subject to availability and may only apply to certain house designs