



Our

# INCLUSIONS & UPGRADES

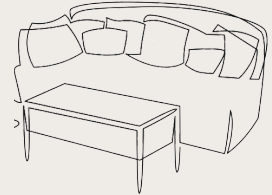
All homes come with the Gold Inclusions package as listed below, or choose optional upgrades to personalise your new home.

## External:



- Colourbond Custom Orb roof sheeting with Anticon blanket insulation
- Colourbond downpipes, fascia and quad guttering
- James Hardie Axon cladding and Colorbond corrugated cladding
- Steel roof trusses, steel wall frames, steel chassis, steel floor joints and steel floor beams
- Merbau decking with balustrade, five rows of stainless wire
- Haymes Solar Shield paint to external walls
- Clear glass painted solid core feature entry door with weather strip
- Gainsborough entrance lever set
- Powder coated aluminium single glazed windows
- Flyscreens to all windows and security door to glass sliding doors
- Clothesline
- Carport panel lift door with remote control (home specific)
- Connection to services including natural gas, water, sewer, electrical and storm water
- Garden tap
- Concrete path, driveway and landscaping to front of home
- Colorbond fencing
- Roof exhaust fan

## Internal:



- Godfrey Hurst carpet with underlay
- Hybrid vinyl plank floating flooring
- Built in wardrobes to all bedrooms with 4 x 500mm open shelves, hanging rail and sliding doors
- 55mm cornice
- MDF Primed 67 x 18mm bevel architraves
- MDF Primed 67 x 18mm bevel to skirting's
- 10mm plaster lining to all internal ceilings
- 10mm plaster wall lining to all internal walls
- 10mm WR Board to tap penetration walls to wet areas
- Haymes Elite ceiling paint three coat system
- Haymes Elite low sheen internal wall paint three coat system
- 2.4m high ceilings with sections of raked ceilings (home specific)
- Single roller blackout blinds throughout
- R2.0 ceiling and R2.0 wall insulated batts
- Flush panel doors throughout home
- Internal door furniture Gainsborough
- Internal sliding door privacy locks Gainsborough

## Bathroom & Laundry:



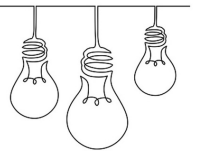
- Semi-frameless or frameless shower screen (home specific)
- Frameless mirrors to bathroom/s
- Double chrome towel rails to bathroom/s
- Hand towel ring/s
- Robe hooks
- Metal shelf to shower/s
- Semi recessed basin/s
- Polished chrome basin mixers
- Polished chrome wall mixers
- Shower head round
- Shower set with overhead and handheld heads
- Waterproofing to shower
- Tiles to bathroom, laundry and toilet
- Wall faced toilet suite with extra height pan
- Toilet roll holder/s
- 30 litre stainless steel laundry tub
- Polished chrome gooseneck sink mixer
- Hot and cold plumbing for washing machine

## Kitchen:



- 600mm electric oven
- 600mm stainless steel gas cooktop
- 600mm slide-out rangehood
- Free standing dishwasher
- Polished chrome gooseneck sink mixer
- 1  $\frac{3}{4}$  bowl, stainless steel sink
- Ceramic tiled splashback from benchtop to underside of overhead cupboards
- Soft close doors and drawers
- 34mm laminate benchtops with pencil edge

## Electrical:



- External wall lights in black as per electrical plan
- 10W LED downlights in white throughout home as per electrical plan
- Pendant lights in black as per electrical plan
- Single and double GPO's
- USB GPO as per electrical plan
- Data point to home as per electrical plan
- External weatherproof GPO's
- Ceiling fans as per electrical plan
- Tastic 2 heat lamps, exhaust fan and LED light
- Electrical meter box
- Hard wired smoke detectors as required as per electrical plan
- Thermann 6-star continuous flow gas instantaneous hot water system
- 5Kw split system heating and cooling
- TV antenna and connection

## UPGRADE PACKS

### Luxe bathroom pack

- + Floor to ceiling tiles
- + Stone vanity
- + Shaker-style 2-pac cupboard doors

### Enviro pack

- + Double glazed windows
- + Underfloor insulation
- + 2.5kW Solar PV system

### Luxe kitchen pack

- + Appliance upgrade - SMEG or Westinghouse
- + Stone benchtops
- + Shaker-style 2-pac cupboard doors

### Black accents pack

- + Modern black fixtures and accessories as per the colour selections brochure

### Flooring upgrade

- + 100% Wool carpet to bedrooms or hybrid vinyl plank flooring throughout