



Our

# INCLUSIONS & UPGRADES

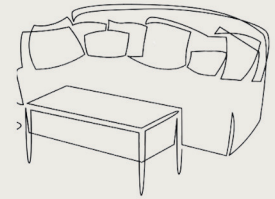
All homes come with the Gold Inclusions package as listed below.

## External:



- Architecturally designed homes
- Colorbond roof, gutters, and downpipes
- Insulated roof with ventilator and roof blanket
- Stickbuilt and engineered pre-fab trusses
- Fully certified castellated composite wood outdoor wall panel finished with an Intergrain
- UV protective coating
- 75mm fully certified Green Clad insulated facade system
- Concrete paving slab to carport with exposed aggregate front path
- Remote control sectional garage door with two handsets
- Personal letterbox located within letterbox enclosure at The Lodge
- Fold down clothesline
- 120 litre general waste bin and 240 litre recycling bin
- Landscaping to front and rear gardens and automated irrigation system to front
- Recycled water taps and drinking water taps as per your approved plans
- Powder coated slatted fencing

## Internal:



- Internal walls with R2.5 insulation batts, 10mm plasterboard, 10mm wet area plasterboard to wet areas, 10mm plasterboard ceiling linings, and 75mm linear cornice
- Powder coated aluminium awning windows with locks
- Draught seals to all windows and sliding doors
- Fly screens to all opening sashes
- Security door to front door
- Hume Verve entry door in solid rebated frame
- Hume Smooth Hayman internal doors in MDF frames
- Hybrid laminate floor boards
- Australian made wool carpet
- Floor tiles to wet areas
- Reverse cycle heating/cooling system, ducted throughout
- Built in wardrobes to bedrooms
- Roller blinds throughout (except bathroom and laundry), both sheer and block out



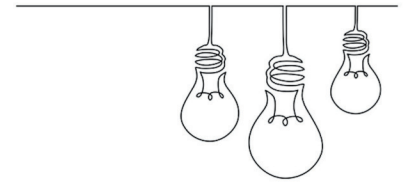
## Bathroom & Laundry:

- White vitreous china toilet suite and vanities
- Chrome basin mixer to vanity
- Flat polished edge vanity mirror
- Chrome finished tapware and hardware
- Square profile handles
- Semi-frameless shower screen
- Glass shelf to shower recess
- 20mm composite stone benchtops to bathrooms
- Laminate benchtops with pencil edge to laundry
- Square edge thermo laminate cupboards
- 170 litre external electric heat pump hot water service
- Laundry trough and mixer
- Gloss white rectified wall tiles
- Obscure glazing to windows
- Privacy locks to doors



## Kitchen:

- Ilve appliances including fan forced wall oven, induction cooktop, rangehood, semi-integrated dishwasher and microwave
- Gooseneck chrome sink mixer
- Double bowl stainless steel sink
- 20mm composite stone benchtops
- Soft close drawers
- Pot drawers (as per specific plans)
- Square profile handles
- Tiles to splashback below overhead cupboards



## Electrical:

- LED downlights throughout
- External wall light to rear private open space
- Generous number of power points
- TV and data points
- Smoke detectors where required
- Exhaust fan to bathroom and WC
- NBN compliance
- Solar panels to each home\*

\*Note: Ownership of the Solar PV shall be retained by Officer Lifestyle Estate

## UPGRADE OPTIONS

Please chat with our New Homes Advisor to discuss any upgrades you are interested in. We will do our best to accommodate your wishes.