

GENERAL CONSTRUCTION AND EXTERNAL FEATURES

- Double clay brick construction with acrylic rendered finish to all elevations.
- Choice of modern COLORBOND® roofing or stylish terracotta roof tiles framed by COLORBOND® roofing, gutters, fascias and downpipes.
- Termite treated timber framed roof.
- Engineered concrete ground slab and engineering concrete suspended slabs (where applicable).
- Powdercoated aluminium sliding doors and windows (semi-commercial to front elevation) including flydoors, and flyscreens to opening windows.
- Choice of clear or obscure glass to wet area windows; clear glass to remaining aluminium windows and doors.
- Choice of DELUXE range of aluminium or frameless glazed balustrading to external areas where applicable.
- Hardiflex linings to eaves and external ceilings.
- Garage with plasterboard ceilings, natural finish concrete floor, acrylic rendered internal walls, and sectional overhead front door (remote controlled, with 2 handsets and 1 wireless wall button)
- Wide range of builder's standard range concrete paving or exposed aggregate concrete.

SECURITY LOCKS, DOORS AND DOOR FURNITURE

- Timber solid-core feature entry door with optional glazed inserts or modern look aluminium framed glazed door.
- Choice of DELUXE range of Trilock door furniture, door stops and weather seals to entry doors.
- Lever handles and deadlocks to hinged and sliding aluminium doors (keyed alike).
- Keyed vent locks to all opening windows.
- Panelled internal doors.
- Choice of mirrored or painted glass sliding doors to robes.
- Choice of DELUXE range of Gainsborough or Zanda lever handles to internal doors (including privacy locks to bathrooms, powder room, wc and master bedroom).

INTERNAL FEATURES

- Choice of DELUXE range of designer stainless steel and glazed balustrading.
- White set plaster to internal walls with protective metal beading to corners.
- Plasterboard ceilings with DELUXE range of feature cornices throughout.
- Ceiling insulation and cavity wall insulation where required.
- Complete external and internal painting (including internal walls).

KITCHENS AND BATHROOMS

- Custom built cabinetry with ABS edged, soft close doors and drawers (where applicable), including the laundry.
- Stone benchtops to kitchen, laundry and bathrooms.
- Choice of builder's DELUXE range of stainless kitchen sinks and mixer taps.
- Choice of builder's DELUXE range of metal handles to all cabinetry.
- Laundry features choice of vitreous china inset trough or stainless steel trough.
- Vanity cabinets with DELUXE range vitreous china basins to bathrooms.
- Choice of DELUXE range vitreous china, dual flush toilet suites with soft close seats.
- Luxurious choice of DELUXE range free standing baths.
- Choice of DELUXE range tapware throughout (including handheld shower sets, shower and basin mixers, and concealed washing machine taps).
- Tile purchase allowance of \$60/m2, installation of over size, porcelain tiles included as standard.
- 2 metre high wall tiling to shower recesses, tiling above all benchtops, skirting tile to remainder of wet areas.
- 2 rows of tiling above laundry benchtop.
- Tiled splashback up to underside of overhead cabinets, 2 rows everywhere else.
- 1 row of tiling above bathroom vanities.
- Floor tiling to bathrooms, powder rooms, laundry and wc.
- Frameless, clear glazed shower screens to bathrooms.
- Polished edge or bevelled edged mirrors.
- Choice of DELUXE range chrome plated metal bathroom accessories (toilet roll holders, towel rails, floor waste).

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APPLIANCES AND ELECTRICAL

- Choice of DELUXE range stainless steel or ceramic glass finish appliances – 900mm wide multi-function electric oven, 900mm wide 5 burner gas hotplate and 900mm wide rangehood.
- 6 star energy efficient instantaneous gas hot water system with temperature control valves as required.
- LED lighting throughout.
- Designer external wall-mounted lights to front elevation.
- Double power points throughout.
- Choice of white or brushed aluminium finish power point covers.
- Flumed, energy efficient ceiling exhaust fans in bathrooms, powder room and wc.
- NBN starter pack.
- Two hard wired smoke alarms.
- RCD safety switches.

PEACE OF MIND AND OTHER SERVICES

- Structural guarantee.
- 6 month maintenance warranty period.
- Fixed price building contract.
- Engineer designed slab and footings.
- Engineers Soil Report of building site (soil report based on A-class sites).
- Sewer connection allowance.
- 3 phase power allowance.
- Water run-in allowance
- Gas run-in and connection allowance.
- Phone line run-in allowance.
- Chrome plated external front and rear garden taps.
- Survey and re-peg of the site before construction as required.
- Home indemnity insurance.
- Construction and liability insurance.
- Access to mortgage broker service available through Four Walls Investment Pty Ltd, Australian Credit Licence #377522.
- Anti-termite protection system.

NOTE – Items not specified to be selected from the builder's standard range.

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