

GENERAL CONSTRUCTION AND EXTERNAL FEATURES

- Double clay brick construction with double course face brick finish to all elevations.
- Modern COLORBOND® roofing framed by 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, 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 STANDARD range of designer aluminium balustrading to external areas where applicable.
- Hardiflex linings to eaves and external ceilings.
- Garage with natural finish concrete floor and Hardiflex ceilings with COLORBOND® sectional overhead garage door (remote controlled, with 2 handsets and 1 wireless wall button).
- Wide range of builder's standard range brick paving.

SECURITY LOCKS, DOORS AND DOOR FURNITURE

- Timber solid-core feature entry door.
- Choice of STANDARD range of Gainsborough entrance locksets.
- Lever handles and deadlocks to hinged and sliding aluminium doors (keyed alike).
- Keyed vent locks to all opening windows.
- Flush panel internal doors.
- Vinyl sliding doors to robes.
- Choice of STANDARD 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 STANDARD range of designer aluminium balustrading where applicable.
- White set plaster to internal walls with protective metal beading to corners.
- Plasterboard ceilings with coved cornices.
- Ceiling insulation and cavity wall insulation where required.

- Single shelf and chrome rail to all bedroom robes.
- Four white lined melamine shelves to pantry and linen closets where applicable.
- Complete external painting and internal painting to ceilings, door frames and doors.

KITCHENS AND BATHROOMS

- Custom built cabinetry with ABS edged, soft close doors and drawers (where applicable) to kitchen and bathrooms.
- Laminate benchtops with choice of LAMINEX® or POLYTEC® finishes.
- Choice of builder's STANDARD range of stainless kitchen sinks and mixer taps.
- Choice of builder's STANDARD range of metal handles to all cabinetry.
- Integrated laundry trough and cabinet.
- Vanity cabinets with STANDARD range vitreous china basins to bathrooms.
- Choice of STANDARD range vitreous china, dual flush toilet suites.
- Choice of STANDARD range hob baths.
- Choice of STANDARD range tapware throughout (including handheld shower sets, shower and basin mixers, and concealed washing machine taps).
- Tile purchase allowance of \$40/m².
- 2 metre high wall tiling to shower recesses, tiling above all benchtops, skirting tiles to remainder of wet areas.
- Floor tiling to bathrooms, powder rooms, laundry and wc.
- 2 rows of tiling above laundry trough
- 2 rows of tiling above kitchen benchtop
- 1 row of tiling above bathroom vanities
- Framed, clear glazed shower screens to bathrooms.
- Framed or polished edge mirrors.
- Choice of STANDARD range chrome plated metal bathroom accessories (toilet roll holders, towel rails, floor waste).

APPLIANCES AND ELECTRICAL

- Choice of STANDARD range stainless steel finish appliances – 600mm wide multi-function electric oven, 600mm wide 5 burner gas hotplate and 600mm wide rangehood.

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- Energy efficient instantaneous gas hot water system with temperature control valves as required.
- Double power points throughout with white finish power point covers.
- Light points to each room.
- Flumed, energy efficient ceiling exhaust fans in bathrooms.
- 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.
- Engineer's soil report of building site (soil report based on A-class sites).
- Sewer connection allowance.
- Single 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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