

Inclusions and Upgrades





External



Standard

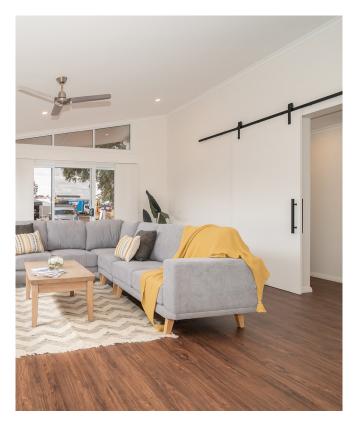
- Pine decking (Commercial)
- Oiled merbau decking and hardwood stairs (Residential)
- · Painted treated pine subfloor skirting
- 22mm termite treated particle board flooring
- · Wall insulation R2.0 batts and sarking
- · Roof insulation 50mm blanket
- Standard instantaneous gas hot water system
- · Stainless steel security doors
- Aluminium windows with colour matched flyscreens
- · Colorbond corrugated roof with quad gutters
- Painted horizontal millwood Weathertex exterior (25 year manufacturers warranty)
- External distribution board (Residential)
- Internal distribution board (Commercial)
- Wire balustrade
- Lancet curved external lights



- Modwood decking
- · Cladding continued to ground
- 22mm treated particle board flooring/compressed fibre cement to wet areas
- Wall insulation R2.5 batts + sarking
- Roof insulation 100mm blanket + batts where applicable
- · Under floor insulation 15mm foilboard
- · Windows/doors double glazed
- BAL rating requirements
- Vertical balustrade
- · Upgraded external lights
- Sensor lights



Internal



Standard

- 10mm gyprock wall lining
- 55mm cornice
- Architrave 67mm splayed
- Timber skirting 67mm splayed
- Flat panel internal doors
- Stainless steel door levers (Residential)
- · Vertical and roller blinds throughout
- Vinyl flooring to living areas
- Nylon carpet to bedrooms
- Standard ceiling fan to living & Bed 1
- · LED downlights throughout
- Provision for air conditioner
- TV point to living
- · Robe doors are Flexiclad sliding
- Painted throughout



- Fibre cement board to wet area walls and floor
- Upgrade cornice
- Timber skirting 92mm splayed
- Decorative panel internal doors
- Internal & external black door levers
- Curtains throughout
- Curtains/blinds with sheers throughout
- Tiles to living areas or vinyl plank flooring
- 100% solution dyed nylon carpet to bedrooms
- 100% wool carpet
- · Painted feature walls
- · Standard ceiling fans to other rooms
- Extra ceiling fans to other rooms
- · Upgrade range of ceiling fans
- · Split system air conditioner
- Extra TV points
- TV point to living + all beds
- Mirrored robe doors mirror
- Smart robe doors
- Pendant lights



Bathroom



Standard

- Tiled shower and skirt tile
- Framed shower screen
- Mirror framed
- 2 pack painted gloss white vanity with acrylic top
- Down light over vanities
- Standard exhaust fan bathroom standard
- Bath if shown on plan
- Dual flush toilet
- Glass shower shelf
- Hand towel ring
- Toilet roll holder
- Wall mount shower head & mixer
- Exhaust fan to separate toilet



- Tiled walls to 1200mm high
- · Floor to ceiling tiles
- Bathroom feature tiles to shower
- Frameless shower panel/screen
- Mirror frameless
- Shaving cabinet
- Upgraded vanity
- Exhaust fan bathroom 2 or 4 Heat Tastic
- Exhaust fan laundry/toilet
- Strip Drains
- Free Standing Bath
- Black Tapware



Kitchen



Standard

- Laminate benchtop
- Melamine doors and panels
- 600 x 300mm white tiled splashback
- Single bowl sink with single drainer
- Gas or electric 4 burner cooktop
- Standard oven
- Rangehood fixed
- Choice of kitchen handles
- Chrome plated flick mixer



- 20mm manufactured stone benchtop in standard or deluxe colours
- Subway tile splashback
- 1 ½ bowl sink + single drainer
- Double bowl undermount sink (stone tops only)
- 4 burner cooktop upgrade
- Upgrade multifunction oven
- Rangehood slideout/canopy undermount
- Dishwasher full size or dishdrawer
- Microwave 27 litre
- Fridge
- · Gooseneck tap mixer



Laundry



Standard

- Freestanding laundry trough if drawn or
 45L drop-in tub and bench as per plan
- 600 x 300mm tiled splashback to 600mm high



- Laundry bench laminate top
- Laundry bench top Caesarstone
- Melamine doors & panels
- Subway tile splashback
- Flick mixer
- Goose neck mixer