

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



Upgrade

- 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



Upgrade

- 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



Upgrade

- 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



Upgrade

- 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



Upgrade

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