

Townhome Quality Inclusions

Foundations/Fall of Land*

- Foundation and all site works included.

Services

- Underground power
- Water connection
- Gas connection (estate specific)
- Sewer and stormwater connection
- Termite protection
- Optic fibre provisions (connection fees not included)

External Cladding

- Combinations of render and lightweight lining board
- Brick Veneer (project specific)

Roof

- Colorbond steel roofing and flashings

Framing

- Pine or steel framing to walls and roof as per engineer's requirements

Kitchen

- Reconstituted Stone benchtop
- Laminate overhead/base cabinetry
- Cold Water Point to Fridge space
- Melamine shelving to cabinets.
- 600mm stainless steel oven
- 600mm gas cooktop
- Concealed rangehood
- Stainless steel undermount double bowl sink.
- Flick mixer tap in chrome finish

Paint

- External paint to external cladding. Note: Colorbond/PVC down pipes, fascia and gutter
- Gloss to internal woodwork and doors.
- Low Sheen paint system to internal walls
- White paint to all ceilings

Insulation

- Energy compliant

Laundry

- Trough and acrylic cabinet with by-pass

Doors

- Flush panel (2,040mm high) internal doors throughout
- Lockwood levers to internal doors passage doors
- Lockwood Entry door set
- Door stops to all opening doors where applicable
- Robes include white melamine shelf with chrome hanging rod
- Linen includes four melamine shelves
- Sliding Robe to Master Bedroom (Landon 20 design)
- Hinged robe doors to all other bedrooms
- Privacy Latch Internal Doors
- (Bathroom, Powder Room (design specific))

Floor and Wall Coverings

- Floor and wall tiles to ensuite, bathroom and laundry
- Floor tiles to W.C (powder room where applicable)
- 100mm tiled skirting to wet areas
- Timber laminate flooring to entry, living and kitchen
- Carpet to bedrooms

W.C.

- White china close coupled suites throughout

Electrical

- Downlights throughout excluding Garage
- TV, Data and Phone point to Family and Master Bedroom
- Safety switch
- Exhaust fans over shower recesses
- Hard wired smoke detectors
- Double powerpoints throughout house
- Self sealing exhaust fans to W.Cs

Garage

- Lock up Garage with panel lift including remote control
- Alfresco and Portico

Staircase

- Carpeted staircase with timber handrail

Ensuite/Bathroom

- 1200 x 900mm Shower to Ensuite (design specific)
- Semi-frameless shower screen with pivot door and fully tiled shower base
- Vitreous china hand basins
- Shower rail and wall mixer to Shower
- Polished edge mirrors.
- Reconstituted Stone benchtop
- Laminate cabinet and cabinet doors
- Towel rail

Powder (design specific)

- Wall basin (design specific)
- Polished Edge Mirrors
- Towel ring

Tapware

- Chrome mixers to basins, showers, bath and laundry trough
- Washing machine stops in chrome finish to laundry

Ceiling

- 2590mm high ceilings living room floor level & 2440mm high ceilings to opposing floor level

Heating

- Panel heaters provided to bedrooms and living (not included in split system upgrade locations)

Hot Water

- Instantaneous gas OR electric storage system (design specific)
- Solar Hot Water (estate specific)

Outdoor

- Landscaping, complete with:
- Letterbox
- Clothesline (design specific)
- Exposed Aggregate to Driveway,
- Porch, Alfresco and Pathways

Windows

- Powder coated aluminium frames
- Nylon flyscreens to openable windows (Excluding Sliding Doors)