

Baranduda Terraces Turn-Key Inclusions

Site Works

- All engineering and slab design for site (iBuild provided land only)
- All Site costs and connections (iBuild provided land only)

Termite Protection

- Physical barrier to all penetrations of the slab with chemical impregnated barrier blanket to perimeter of slab (Both Part A and Part B Treatments)

Construction features

- Pine wall frames and trusses with 90mm studs and 450mm maximum spacing
- 2.4 Std ceiling height with 75mm plaster cove cornice throughout
- Metal battens to ceiling throughout

External features

- External plain concrete as per plan
- Bricks with galvanised lintels above windows
- Colorbond steel roofing with quad slotted gutter and metal fascia, including roof sisalation
- Powdered coated aluminum sliding windows with fly screens and key locks included
- Plaster ceiling to alfresco and portico
- Colorbond panel-lift door from standard range
- Folding Clothesline and metal letterbox
- Turf and landscaping (exact design determined on site)
- Front and rear garden taps

Internal Features

- 3 Coat Dulux approved washable Low Sheen paint to all internal walls, Enamel Gloss finish to doors and woodwork and Semi Gloss finish to all exterior paint work
- All floor and wall tiling to wet areas with skirting tiles
- All dry floor tiles and carpet
- Humes, solid core, 'Vaucluse' range entry door with flush panel, prime coat, hollow core doors, internally
- 67mm x 18mm half splayed architraves and skirting's
- All shelving to be melamine with 4 shelves in linen and pantry - single shelf in broom
- Sliding doors to robes (subject to plan) with hanging rail in wardrobes with 1x4 shirt shelves in Bed 1 WIR

Heating & Cooling

- Split system heating and cooling to main living area.

Energy efficient features

- R2.0 insulation batts and sisalation to external walls, R4.0 insulation batts to ceiling
- Includes all Victorian and NSW energy rating requirements to meet minimum 6 Star.
- Gas boosted solar hot water in Vic
- NSW has continuous flow unit and rain water tank

Electrical

- Pre wiring of television and telephone points
- TV Antenna
- Exhaust fan above each shower
- Standard meter box and hard wired smoke detectors with battery back up
- Double weatherproof power point to Alfresco
- Provide square glass light fittings throughout the home (2 bulbs in living area, single bulb in bedrooms/hallways/storage areas)

Kitchen

- Damani Stainless Steel appliances including; dishwasher, 600mm gas hot plates, 900mm canopy rangehood and 600mm fan forced electric oven
- Laminated base cabinets with post formed bench tops and a bank of 4 drawers including a cutlery insert
- Laminated overhead cupboards to length of base cabinets
- 1200mm Stainless Steel 1 & ¾ bowl sink with chrome mixer

Bathroom/Ensuite

- Cabinetry built vanity unit as per plan
- Polished edge mirrors above all vanities to full width of vanity unit
- Moulded 900 x 900 shower base with semi-frameless shower screens
- Acrylic bath tub
- White ceramic toilet suite with ceramic cistern
- Chrome double towel rail, soap dish and toilet roll holder
- Chrome flick mixer taps throughout

Laundry

- "Posh" 45 Litre trough and cabinet with sink mixer
- Washing machine taps