

Inclusions & Upgrades



The difference is real

Roof Cover		Concrete tiles or metal deck as nominated on drawings
Fascia & Gutter	Colorbond steel	Colour and profile as nominated on drawings
Downpipes	Colorbond steel	Rectangular profile, finish to match gutters
Eaves		FC painted sheeting
Bricks	Clay and concrete	Colour and pattern as per housing finishes
External Cladding 1	Colorbond	Colorbond metal finish
External Cladding 2	Lightweight	Painted finish
Floor Base		Concrete slab or timber floor
Garage		Colorbond sectional overhead door
Windows		Powder coated aluminium windows
Hot Water Service		175 litre gas boosted solar hot water unit
Heating		Ducted heating system (2 - 5 bedroom houses) Electric panel heating (1 bedroom houses)
Insulation		In accordance with energy requirements
Electrical	Power	Internal circuit breaker switchboard with earth leakage protection (safety switches) to relevant circuits. Smoke detectors as required
	Lights internal	As per electrical design
	Lights external	As per electrical design
	TV and phone	TV point to main living area and master bedroom
	Fan	Exhaust fan to WC and over shower
	Voice intercom	Front audio panel and 2x internal handsets (Wattle only)
Electrical Upgrade	Voice intercom	Front audio panel and 1x internal handset
Ceiling Heights	Ground	2590mm nominal
	First floor	2440mm nominal
	Second floor (if applicable)	2440mm nominal
Doors	Front	Solid core door
	Internal	Flush panel (height 2040mm)
	Laundry	As nominated on drawings
	External sliding doors	Powder coated aluminium sliding
	Garage rear (if applicable)	Semi glazed door
Door Furniture	Internal	Satin chrome levers
	External	Key in knob deadlock to entry, laundry, garage, internal garage access

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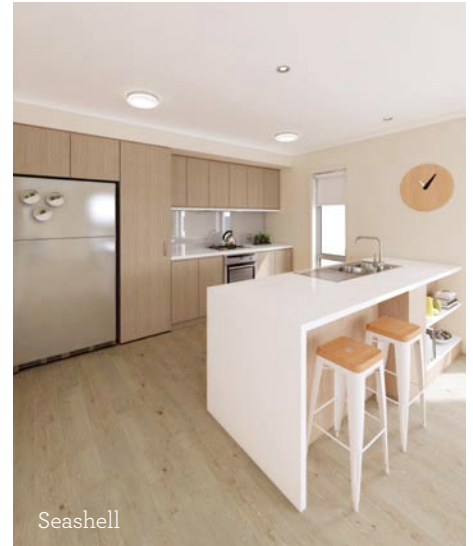
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Wardrobe Doors	Sliding as indicated	Mirrored sliding doors to bedroom 1, vinyl faced sliding doors to all other bedrooms
Floor Coverings	Ceramic tiles Carpet Timber-look laminate	To nominated areas (bathroom, WC, laundry, entry and where applicable) Domestic carpet Entries, kitchen, hallways, meals, family (house specific)
Flooring Upgrades	Laminate overlay to staircase Timber veneer flooring Timber veneer flooring to staircase	Upgraded carpet stairs to laminate overlay flooring - refer to contract drawings for extent Laminate flooring upgraded to timber veneer - preference european oak 10mm - excluding stairs. Refer to contract drawings for extent, excluding wet areas (i.e. laundry, powder room and bathroom) Upgraded carpet stairs to timber veneer - preference european oak 10mm. Refer to contract drawings for extent
Cabinets	Kitchen Bathroom vanities Laundry	Fully lined melamine interior. Square edge plastic laminated bench tops and doors Fully lined melamine interior. Square edge ABS laminated bench tops and doors Fully lined melamine interior broom cupboard. Square edge ABS laminated doors with handle
Cabinet Upgrades	Kitchen island bench Laundry cabinetry	Outside island bench with floating shelves Laminex - natural finish bench tops and Polytec cabinetry
Bench Top Upgrades	Caesar Stone bench tops	40mm Caesar Stone bench tops to kitchen (including end panels to island bench), Bathroom & ensuite bench tops (in lieu of laminate finish)
Fixtures	Kitchen tap ware En-suite, & bathroom tap ware Laundry trough tap ware WC Laundry trough Vanity basin Bath Shower	Mixer tap - chrome (AAA rated) Mixer tap - chrome (AAA rated, excluding bath outlet) Mixer tap - chrome Vitreous china pan with matching cistern - white Trough/cabinet 45 litre stainless steel trough and white colorbond cabinet with by-pass Vitreous china inset basin - white Hob mounted acrylic - white Fully-framed, pivot door, clear glass, silver frame
Appliances	Freestanding oven Cooktop Oven Rangehood Sink Sink Dishwasher	900mm stainless steel (4 & 5 bedroom houses) 600mm gas stainless steel (1 - 3 bedroom houses) 600mm stainless steel undermount oven (1 - 3 bedroom houses) Concealed 2 bowl with drainer - stainless steel (2 - 5 bedroom houses) 1 bowl with removable drainer (1 bedroom houses) Stainless steel

Tiles	Ceramic wall tiles Kitchen splashback	All areas as required Ceramic tiles from benchtop to underside of overhead cabinets.
Kitchen Splashback Upgrades	Mirror splashback Glass splashback	Full height mirror including edgework, cutouts and installation Full height feature glass including edgework, cutouts and installation
Paint	Internal ceilings Internal walls Skirtings and architraves	As per internal colour selection As per internal colour selection As per internal colour selection
Accessories	Toilet roll holder Towel rail Bathroom mirror	Chrome plate Double rail - polished chrome plate Polished mirror with MDF backing board
Landscaping	Front Rear Fencing	Natural finish concrete driveway Natural finish concrete path or access to front entry Garden bed and selected assorted drought tolerant plants Letterbox Natural finish concrete area or timber landing and steps to external door of home (dependant on topography of allotment) Rear yard top dressed and seeded (for certain house types) Rear yard top dressed with mulch and selected plantings (for Wattle only) Stepper pavers from house to clothesline Includes side and boundary fencing as nominated on drawings
Other upgrade options	Window coverings Security system	Roller blinds. Sheer weave to living, meals, dining and kitchen and blackout to bedrooms Wireless security alarm system: ext strobe, keypad master, 2 x PIRs, remotes and tags



Internal colour selections



Images are artist's impressions and are indicative only. Images show upgraded options available for an extra cost, including glass splashback, 40mm reconstituted stone bench top, feature shelving to island bench and timber veneer flooring.



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Please note that while reasonable care is taken to ensure that the contents in this inclusions list are correct, this information is to be used as a guide only. Changes may be made during the development process and dimensions, specifications and fittings may vary for reasons outside of the seller's control. Purchasers must rely on their own enquiries and the contract for sale. Variations can be added once your contract has become unconditional and the full deposit has been received. The cutoff date for adding variations is when the frame is complete and the roof is installed. Please contact us to confirm the status of your particular house and which variations can be applied.