

Specifications For: 31 Ashley Street Box Hill North








Date: 2 Sep 2016

Item	Description
Energy Savings	<ul style="list-style-type: none">• 6 Stars As Per Plans• Water Tank
Roof	<ul style="list-style-type: none">• Concrete Roof Tiles
External Walls	<ul style="list-style-type: none">• Ground Floor: Bricks• First Floor: External Cladding (3 Coats, Thickness: 75mm)
Window	<ul style="list-style-type: none">• Aluminum Frame• Sliding Window• Fly Screen to All Windows
Painting	<ul style="list-style-type: none">• Wall: 3 Coats Water Base• Ceiling: 3 Coats Water Base• Color: White• Timber Floor: 3 Coats Water Base Enamel
Flooring	<ul style="list-style-type: none">• Ground Floor: Timber Except Wet Areas• First Floor: Carpet Except Wet Areas• All Wet Areas: Tiles
Electrical Works	<ul style="list-style-type: none">• Lights: LED Throughout• Television Antenna• Smoke Alarm• Intercom System• Alarm System
Heating & Cooling	<ul style="list-style-type: none">• Reverse Cycle Spilt System• Unit to Living & Each Bedroom
Bathroom/Toilet	<ul style="list-style-type: none">• 3 In 1 Bathroom Heater Per Bathroom• Wall Tiles To Ceiling (Full Height) Per Bathroom• One Mirror Per Bathroom• One Toilet Paper Holder Per Bathroom/Toilet• One Towel Rail Per Bathroom
Laundry	<ul style="list-style-type: none">• Tiles on Floor• Wall Tiles 300mm Above Trough Top
Robe	<ul style="list-style-type: none">• Built-In Wardrobe• Hollow Door• Size As Per Plans
Staircase	<ul style="list-style-type: none">• Tasmania Oak Hardwood• 2 Coats Oil Painting• Size As Per Plans
Garage	<ul style="list-style-type: none">• Panel Lift With Remote Control• Size As Per Plans
Landscape	<ul style="list-style-type: none">• Concrete Driveway With Charcoal Color• Backyard Concrete Paving• Brick Mail Box at Front (Site)• Internal Fencing: 1.8m High Color Bond• One Clothes Line Per Lot• Landscape As Per Plans

Item	Description	Location	Sample Image
Kitchen Cabinet	<ul style="list-style-type: none"> • Door Finish: High Gloss White • Handle Finish: Stainless Steel • Bench Top: Smart Stone • Bench Top Color: White • Size As Per Plans 	Kitchen	
Range Hood	<ul style="list-style-type: none"> • Brand: Di Lusso • Finish: Stainless Steel • 900mm • Built-In 	Kitchen	
Cook Top	<ul style="list-style-type: none"> • Brand: Di Lusso • Finish: Stainless Steel • 900mm • 5 Gas Burners 	Kitchen	
Oven	<ul style="list-style-type: none"> • Brand: Di Lusso • Finish: Stainless Steel • 900mm • Built-In • 78L Capacity • Programmable Digital Timer • 8 Cooking Functions 	Kitchen	
Microwave	<ul style="list-style-type: none"> • Brand: Di Lusso • Finish: Stainless Steel • Built-In • 28L Capacity • 900W • Microwave Oven With Grill 	Kitchen	

Dishwasher	<ul style="list-style-type: none"> • Brand: Di Lusso • Finish: Stainless Steel • 600mm • 7 Wash Programs • 3.5 Stars Energy Star Rating • 4 WELS Rating 	Kitchen	
Splashback	<ul style="list-style-type: none"> • Finish: Gloss Glass • Size As Per Plans 	Kitchen	
Sink	<ul style="list-style-type: none"> • Finish: Stainless Steel • 1.75 Left Hand Bowl 	Kitchen	
Mixer	<ul style="list-style-type: none"> • Finish: Stainless Steel 	Kitchen	
Bathroom Cabinet and Basin	<ul style="list-style-type: none"> • Door Finish: High Gloss White • Handle Finish: Stainless Steel • Bench Top & Basin: Poly Marble • Bench Top & Basin Color: White • Size As Per Plans 	Bathroom/ Toilet	
Toilet Suit	<ul style="list-style-type: none"> • Modern Style • Soft-Closing Lip • Color: White • 4 Stars Energy Star Rating 	Bathroom/ Toilet	

Shower Screen	<ul style="list-style-type: none"> • Silver Framed • Clear Glass Panel 	Bathroom	
Shower Base	<ul style="list-style-type: none"> • Poly Marble • Color: White 	Bathroom	
Shower Rail Set	<ul style="list-style-type: none"> • Finish: Stainless Steel 	Bathroom	
Mixer	<ul style="list-style-type: none"> • Finish: Stainless Steel 	Bathroom/ Toilet	
Toilet Paper Holder	<ul style="list-style-type: none"> • Finish: Stainless Steel 	Bathroom/ Toilet	
Towel Rail	<ul style="list-style-type: none"> • Finish: Stainless Steel 	Bathroom	
3 In 1 Bathroom Heater	<ul style="list-style-type: none"> • Double Heat Lamps • LED Light • Ventilation 	Bathroom	

Trough	<ul style="list-style-type: none"> Basin Finish: Stainless Steel Cabinet Color: White 	Laundry	
Entrance Door	<ul style="list-style-type: none"> Finish: Gloss Paint Solid Timber 	Entrance	
Internal Doors	<ul style="list-style-type: none"> Finish: Semi Gloss Color: White 	As Per Plans	
Entrance Lock	<ul style="list-style-type: none"> Finish: Chrome Plated Single Cylinder 	Entrance	
Internal Door Handle	<ul style="list-style-type: none"> Finish: Chrome Plated Privacy Lock: Bathrooms, Toilets and Bedrooms Passage Handle: Others 	As Per Plans	
Timber Floor	<ul style="list-style-type: none"> Tasmania Oak Hardwood Color Scheme: Light 	Ground Floor As Per Plans	
Carpet	<ul style="list-style-type: none"> Color Scheme: Light 	First Floor As Per Plans	

Item**Sample Image of Internal Finish**

Kitchen



Bathroom



*Please note that this specification list was produced prior to completion of construction. The information herein is believed to be correct but is not guaranteed. Changes may be made during the development and fittings, finishes and specifications are subject to change without notice in accordance with the provision of the contract for sale. Prospective purchasers must rely on their own enquiries.