



Bespoke

Exterior

- Double clay brick construction
- 2 course face brick with rolled cream mortar joints
- Choice of 3 x Designer Elevations with Two Tone
- Acrylic Render* (Excluding Rear Strata or homes where no elevation is shown)
- COLORBOND® steel roof, fascia, gutters & downpipes
- Paved driveway, pathway & alfresco* (up to 6m)
- Full paint finish (excluding internal walls)
- Treated roof timbers (blue pine)
- External lights to portico, laundry & Alfresco
- Cavity wall insulation
- Eaves as shown on plan
- Hardiflex lining to all eaves & garage*
- External taps (x2)
- Wulfe Heat Pump Hot Water System
- 27c Ceilings Porch Alfresco and Garage
- Aluminium window frames and sliding doors including fly screens (8 colours)
- 5mm glass throughout
- Obscure glazing to WC, Bathroom & Ensuite
- 25° pitch roof
- Termite treatment to perimeter/garage

Interior

- Double garage with auto sectional door with 2 remote controls & 1 wall control
- 30c Ceilings throughout internally
- Aluminium framed, clear glazed door to Front Entry
- Weather draft seals to front entry door
- Lever set and double deadlocks to front and garage entry door
- Lever set door handles to all internal doors

- Painted Redicote flush panel internal doors
- Modular metal internal door frames
- Soft close drawers & cupboards throughout
- Premium Alder Selection of tapware including Brass and Black options
- Chrome floor wastes throughout
- Protective metal corner beading to all internal trafficable areas
- Locking system to all sliding doors and windows added security
- 75mm cove cornice throughout
- 20 x LED Downlights
- Premium light switches (white)
- Double power points throughout
- 2 hard wired smoke detectors (interconnected)
- Fibre communication ready including phone point, data point and TV point
- TV antenna
- R4 Insulation batts to house & garage ceiling

Kitchen

- 20mm Vitrified Compact Surface Benchtop
- 2 x 600mm Haier Underbench ovens including Air Fryer (Choice of 4 x colours)
- Haier 900mm Induction Cooktop
- Haier 900mm Rangehood (Flumed)
- Selection of handles to all cupboards and drawers from Builders Standard Range
- ABS edging to all cabinet doors, drawers & exposed edging
- 4 x shelves to linen & pantry
- Bank of 4 cutlery drawers to kitchen
- Plumbed Dishwasher Recess
- Stainless Steel Undermount Sink

Ensuite, Bathroom & Laundry

- Builders standard laminate benchtops to Ensuite & Bathroom
- Privacy latches to Ensuite, Bathroom & WC
- Builders Standard Pressed edge floor tiling to Laundry, Bathroom & Ensuite & WC
- 2.1m high wall tiling to shower recess
- Ceramic inset basins to Ensuite & Bathroom
- Aquazzone Back to wall rimless toilet with soft close seat
- 1500mm inset bath to Bathroom*
- Semi-frameless shower screens with pivot door to Ensuite & Bathroom
- Alder Excite shower outlets to Ensuite & Bathroom
- Hobless shower recess to ensuite and bathroom
- Alder Ava towel rails to Ensuite and Bathroom
- Alder Ava toilet roll holders
- Frameless direct stick mirrors to ensuite & bathroom
- Flumed exhaust fans to Ensuite, WCs & bathroom
- 45L Stainless Steel freestanding Laundry Trough
- Alder Akita washing machine taps
- Dual Head Rail Shower to Ensuite including Rain Shower

Robes

- Walk-in robe with shelf & rail to Master Suite
- Mirrored Sliding robe doors to Bedrooms (excluding Master Suite)
- Vinyl sliding doors to robes (4 colours) to Linen*

CLIENT NAME:

CLIENT SIGNATURE:

DATE:

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