



Specifications

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EXTERIOR

Walls	Face brick masonry Rendered masonry Rendered lightweight sheet cladding Painted fibre cement cladding
Roof	Zincalume and / or Colorbond metal deck roof
Windows	Aluminium window frames Clear and / or obscure glazing to windows
Front door	Painted timber door and frame with selected door furniture
Security Door	Standard security door with stainless steel mesh and deadlock
Front Garage	Panel lift sectional Colorbond garage door with remote control
Guttering	Colorbond gutters Colorbond and / or Zincalume box gutters Colorbond and /or painted Zincalume rainheads and downpipes
Driveway	Concrete driveway
Fencing	Treated timber lapped to side and rear Decorative metal, timber and composite side fencing to specified lots (where applicable)
Letterbox	Rendered masonry letterbox pillar with numbering
Landscaping	Fully landscaped front garden with paved pedestrian path to entry porch and subject to prevailing water restrictions
Irrigation	Manual irrigation to front yard garden only

INTERIOR FINISHES

Colour scheme	Interior Scheme A – Light (Standard Selection) Interior Scheme B – Dark
Floors	Porcelain and / or Ceramic tiles 100% wool carpets Woodcut Engineered Timber Oak Flooring (or similar) to dining, kitchen, living excluding laundry, bedrooms, powder rooms & ensuite(s). Matte Finish. (Purchaser Upgrade).
Walls	Plasterboard with low sheen paint finish
Ceiling	Plasterboard with flat paint finish
Wall Tiling	Ceramic wall tile to bath and shower Splashback in laundry Skirting in powder room, bathroom and ensuite
Doors & Woodwork	Semi-gloss paint finish to flush panel doors, skirting and architraves
Flyscreens	Flyscreens to all openable doors and windows (excluding main entry door) (Purchaser Upgrade)
Cornice	Squareset cornice and/or cove cornice throughout.
Ceiling heights	Lots 901 – 916 Ground and Second floor nominal 2,550mm First floor living nominal 2,700mm Lots 917 – 925 & Lots 1002 – 1009 Ground floor living nominal 2,700mm First floor nominal 2,550mm
Insulation	To meet BCA requirement for 6 star rating Insulation Batts to ceiling Insulation Batts to all exterior walls Sisilation to all exterior walls
Woodwork	MDF skirting and architraves with semi-gloss paint finish

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FIXTURES & FITTINGS

KITCHEN	
Appliances	600mm Technika or equivalent stainless steel electric oven 600mm Technika or equivalent gas cooktop with wok trivet Technika or equivalent fully concealed rangehood Technika or equivalent stainless steel dishwasher 5 burner gas cooktop (Purchaser Upgrade) 750mm stainless steel built-in oven (Purchaser Upgrade) 700mm undermount rangehood (Purchaser Upgrade)
Benchtop	Reconstituted stone
Splashback	Tiled Coloured Glass Splashback (Purchaser Upgrade)
Sink	Stainless steel 2 bowl sink
Tapware	Polished chrome finish swivel sink mixer
Doors/Drawers	Laminate
Cupboards	Fully lined
Joinery Detailing	Finger pull details and / or stainless steel handles
Fridge Water Point	Water point to fridge cavity (Purchaser Upgrade)
LAUNDRY	
Tapware	Polished chrome mixer tap and washing machine taps
Sink	Stainless steel trough cabinet unit
BATHROOM / ENSUITE	
Shower screen	Aluminium semi-frameless with clear glass
Shower base	Tiled (where applicable)
Bath	Caroma Newbury white acrylic bath or similar
Vanity Benchtop	Laminate benchtop Stone benchtop (Purchaser Upgrade)

Vanity Joinery	Laminate
Mirror	Polished edge
Toilet	White vitreous china toilet
Basin	White ceramic basin
Tapware	Polished chrome basin, bath, shower mixers
Shower Rose	Polished chrome wall mounted rose with mixer
Miscellaneous Fittings	Polished chrome towel rail, toilet roll holder, shower shelf and robe hook
Exhaust Fan	Ceiling mounted
POWDER ROOM	
Toilet	White vitreous china toilet
Basin	White ceramic wall hung hand basin
Mirror	Polished edge
Tapware / Fittings	Polished chrome basin mixers, hand towel & toilet roll holder
Exhaust Fan	Ceiling mounted
BEDROOMS & HALLWAY	
Wardrobes	Walk in robe with fixed shelving and chrome rails to Master bedroom (where applicable) Built-in-robos with fixed shelf and chrome hanging rail with white sliding robe doors to other bedrooms
Linen	Painted swing doors to match wall

GENERAL

Heating / Cooling	Reverse cycle split system to living area and master bedroom Ceiling fans (purchaser upgrade) Additional multi invertors to bedrooms for split systems (Purchaser Upgrade).
Blinds	Roller blinds to living and bedrooms (Purchaser Upgrade)
Alarm	Alarm system with up to 4 motion detectors (Purchaser Upgrade)
Clothes lines	Wall or posted mounted single folding clothes line (where shown)
Door Bell	Hard wired door bell
Home Wiring	Internal wiring installed compatible with NBN Network All internal wiring (Free to air TV, phone and internet) via internal NTD cabinet located in either garage, WIR laundry or under stairs.
Telephone/Data	All data points are interchangeable via the patch panel in the NTD cabinet. Homes will be pre-wired as follows: Data Points (3) 1 x Kitchen or Family 1 x Bedroom 1 1 x Study (where applicable)
TV Points	Min 2 TV points. 1 x Living room 1 x Bedroom 1 Connection for PayTV is not included. Provisions within the general system allow PayTV to be distributed through the provided TV points.
Door Hardware	Deadlock to front and rear entry doors, window locks and keyed sliding doors where applicable
External Light Fittings	Light to front porch and/or rear courtyard (where applicable)

SUSTAINABLE INCLUSIONS

Hot Water Service	Solar Gas or Electric Boosted System
Internal Light Fittings	LED downlights or similar to Ground, First and Second floor Fluorescent light fittings to Garage 400mm Husk Pendant Light by Lucci Decor to Kitchen Island Bench (Purchaser Upgrade).
Water Conservation	Lots 917 – 925 & 1002 – 1009 2000L rain water tank plumbed to toilet flushing (where applicable)