

Features and Inclusions



Early purchase gift package-\$29,000 Worth

- Energy-saving ducted Air Conditioning System to bedrooms and living areas
- Bosch stainless steel ducted rangehood, wall oven, dishwasher, and ceramic cooktop
- Security/Fly screens to all windows and sliding doors
- 2 x Featured Pendant lights to kitchen island bench
- Tiled Wall Niche to bathroom & ensuite

Exceptional features to all townhomes

- External masonry walls in full brick rendered and painted
- 600mm x 600mm polished porcelain floor tiles to ground floor
- Luxury smart stone kitchen benchtop (extra thick 60mm)
- Luxury premium Laminate kitchen cupboard to entire kitchen area
- Stainless steel square DOUBLE kitchen sinks
- 2.7m Extra High Ceilings throughout
- 3 in 1 heaters to bathroom & ensuite

SCHEDULE OF FINISHES AND INCLUSIONS

General External
• Concrete driveway with concrete paths
• External masonry walls in full brick rendered and painted
• Colorbond to all roof areas
• Wall mounted fold down clothes line
• Low maintenance planted garden beds to the front and rear of each unit
• 2xexternal brass hose taps to each unit
• Non-slip ceramic floor tiles to patio and balcony (300x600)
• Powder coated aluminium finish or clear glazing to balcony balustrade
• Panel lift garage door with remote control operator
• Aluminium framed glass windows and sliding doors
General Internal
• Energy-saving ducted air conditioning system to bedrooms and living areas
• 600mm x 600mm polished porcelain floor tiles to ground floor
• Carpet to first floor and stairs
• Timber grabrail to stairs
• Painted plasterboard stud partitions
• Painted plasterboard ceilings and cornices throughout
• Selected surface mounted LED light fittings
• Security screen to lower level and fly screens to upper floor
• Insulation to walls, ceilings, and the roof
Bedroom
• All wardrobes to have a shelf system, chrome hanging rail and one mirrored sliding door
• Carpet to bedrooms in selected colour
• Painted finish to walls in selected colour
Kitchen
• Kitchen cabinetry in Laminate, "Warm White" or "Snowdrift" finish to base cabinets, 'Seductive Limba' or 'Elegant Oak' finish to overhead cabinets, marble look laminate finish to back of island bench
• Recessed baseboards to all overheads cupboards, 'J Scoop Style' silver handles to entire top line of doors and drawers
• Essa Stone benchtop in 'Crystallite' or similar, with 60mm edge
• Tiled splashback

<ul style="list-style-type: none"> Under mounted stainless steel square double sink
<ul style="list-style-type: none"> Chrome kitchen mixer
<ul style="list-style-type: none"> Bosch stainless steel ducted rangehood, wall oven, dishwasher, and ceramic cooktop
Main Bathroom, Ensuite & Laundry
<ul style="list-style-type: none"> Floor and wall tiles to be 600mm x 600mm polished porcelain
<ul style="list-style-type: none"> 600mm x 600mm marble look gloss tiles to featured wall
<ul style="list-style-type: none"> Tiled soap shelf to bathroom and ensuite
<ul style="list-style-type: none"> Essa Stone benchtop in 'Crystallite' or similar, with 20mm edge
<ul style="list-style-type: none"> Vanity basin above counter or Semi-Recessed basin & Square basin mixer
<ul style="list-style-type: none"> Laminex 'Seductive Limba' or 'Elegant Oak' finish to base cabinet doors & drawers
<ul style="list-style-type: none"> Chrome wall mounted square shower head and tapware
<ul style="list-style-type: none"> Semi-Frameless glass screen to main bathroom and ensuite
<ul style="list-style-type: none"> Tiled shower tray to ensuite and bathroom
<ul style="list-style-type: none"> Tiled shower tray or white acrylic bath in main bathroom
<ul style="list-style-type: none"> Chrome toilet roll holder and towel rail
<ul style="list-style-type: none"> White china toilet suite, dual flush cistern
<ul style="list-style-type: none"> 3 in 1 heaters to bathroom, ensuite & WC on the ground floor
<ul style="list-style-type: none"> Privacy latches to bathroom and ensuite
<ul style="list-style-type: none"> Stainless steel laundry tub & laminate laundry bench
<ul style="list-style-type: none"> 'Gloss White' or 'Matt Charcoal' mosaic tile splashback to Laundry tub
Safety & Electrical
<ul style="list-style-type: none"> Earth leakage circuit protection
<ul style="list-style-type: none"> TV antenna for each unit
<ul style="list-style-type: none"> TV points in lounge and main bedroom
<ul style="list-style-type: none"> 2 phone points
<ul style="list-style-type: none"> Hard-wired smoke detector
<ul style="list-style-type: none"> Electric hot water system
Further Inclusions
<ul style="list-style-type: none"> Pre settlement inspection
<ul style="list-style-type: none"> 12 months defects period
<ul style="list-style-type: none"> 6 years structural warranty

Disclaimer: The Schedule of Finishes and Inclusions was prepared prior to completion of construction and the Vendor reserves the right to make changes in accordance with the terms of the Contract for Sale.