

SPECIFICATIONS

Building Structure

- Timber foundations and floor for house
- Timber frame dividing walls
- Reinforced concrete foundations and floor in garage

External Walls

- Niagra bevel back pine weather board and verticle shiplap

Insulation

- Pink Batts to walls and ceiling

Doors and Windows

- Aluminium entry door and frame
- Powder coated aluminium joinery
- Double glazing
- Ranchslider to outdoor living
- Drapes to ranchslider, venetian blinds to windows
- Sectional garage door with 2 automatic openers

Exterior

- Concrete terracing outdoor living area
- Driveway
- Sawn lawns
- Selected planting
- Fenced boundaries
- Letterbox

Parking

- Single garage with internal access

Internal Floors

- Heavy duty residential carpet and underlay to living areas and bedrooms
- Heavy duty vinyl to kitchen, bathrooms and entry

Internal Walls

- Single stud framing, stopped and painted
- GIB Aqualine plasterboard to bathrooms
- Painted timber skirting

Internal Doors

- Hollow core, paint finish with painted timber frames
- Satin chrome finished lever action handles

Hot Water

- 1x180 litre electric hot water cylinder

Heating

- Heat pump

Laundry

- Plumbed for automatic washing machine
- Supertub or similar product

Ceilings

- Paint finish GIB plasterboard ceilings throughout
- 55mm GIB Cove to wall-ceiling junction

Kitchen

- Bench tops - Formica or similar product
- Stainless steel sink insert
- Tiled hob backsplash

Kitchen Cabinetry

- Melteca/melamine exteriors
- White melamine interiors and shelving
- PVC trim to cupboard and drawer edges
- Satin chrome handles

Appliances

- InAlto stainless steel oven
- InAlto ceramic 4 element 60cm hob
- Baumatic stainless steel 45cm dishwasher
- InAlto stainless steel canopy-style 90cm range hood
- Single lever chrome kitchen mixer tap

Bathrooms

- Vitreous china vanity unit with cupboards and drawers
- Single lever basin mixer
- Mirror above vanity
- Vitreous china toilet suite
- Heated towel rail
- Toilet roll holder
- PVC lined shower with safety glass door
- Slide shower set with mixer
- Extractor fan

Electrical

- Recessed LED lighting
- TV aerial
- Individual meters for each unit
- Double power outlets: bedrooms x 2, garage x 1, laundry x 1, kitchen x 4 (fridge, microwave and bench), bathrooms x 1, living x 3
- Kitchen appliances, extractor fan, hot water and towel rails hardwired
- Telephone outlet
- Wired for fibre internet connection

*Standard specifications are subject to change depending on availability. Ability to customise may vary depending on stage of construction.