



TERRACE SPECIFICATIONS

EXTERNAL FEATURES

- Architectural designed elevations
- Painted cement render to front elevation, rear & garage (where applicable)
- External painting & finishing
- Choice of a range of pre-selected colour schemes, featuring Colorbond roofing
- Colorbond automatic sectional garage door
- Colorbond slotted gutters & fascia
- Painted zincalume downpipes to front rendered elevation & Colorbond downpipes to face brick areas
- Feature front entry door
- Gainsborough tri-lock lever set to entry door
- Gainsborough deadlocks fitted on garage doors (if applicable)
- Ground or wall mounted clothesline
- Bosch Gas Continuous flow hot water system
- Brick paving to driveway, verandah & alfresco (if applicable)
- Reticulation conduit under the slab for future landscaping
- External taps to front, rear & balcony
- R4.0 ceiling insulation
- Affinity ultra-lock powder-coated aluminum windows & sliding doors
- Flyscreens to all clear glazed doors & windows
- Engineered Floortech slab to the upper floor
- Modern balustrade to balcony
- Non-slip external floor tiles to balcony

INTERNAL FEATURES

- Painting to ceilings, doors & door frames
- Built-in robes to all bedrooms
- Built-in linen cupboard with four shelves
- 31c Ceiling height to the Ground Floor

KITCHEN

- 600mm SMEG stainless steel Classic gas hot plate
- 600mm SMEG stainless steel Classic electric oven
- 600mm SMEG stainless steel flumed canopy rangehood
- Laminated benchtop
- Laminated cupboards & bank of four drawers with ABS edging
- Pantry with four shelves
- Stylish handles & soft closers to all cupboards & drawers (where applicable)
- Double stainless steel sink with chrome sink mixer
- Tiled single row splashback to benchtop, including tiling to the underside of the rangehood
- Dishwasher recess with single power point & cold plumbing

BATHROOM, ENSUITE AND LAUNDRY

- Laminated benchtops (rolled edge)
- Laminated cupboards with ABS edging (if applicable)
- Handles & soft closers to all cupboards
- High quality vitreous china basins
- Quality ceramic floor & wall tiles including two row high splashback to laundry trough
- Modern 1530mm acrylic bath (where applicable)
- Clear glazed framed pivot door shower screens (applicable to shower and combo shower / bath)
- 2000mm high tiling to shower recesses
- Feature tiles to shower
- Water efficient dual-flush toilet suite with china cistern
- Chrome double towel rails, toilet roll holder & soap holder
- Full width framed mirrors
- Privacy latch to bathroom, ensuite & WC doors
- Flumed exhaust fans
- 45L stainless steel laundry trough
- Chrome floor wastes
- Flick mixer tapware to vanity basins, shower & bath
- Chrome shower rail
- Chrome wall mounted taps to laundry

ELECTRICAL

- Double power points throughout
- NBN ready communications package inclusive of phone, data & TV point
- Double fluorescent light to garage & store
- Hardwired smoke detectors
- RCD safety switch & circuit breakers to meter box
- External light fittings
- Waterproof double power point to courtyard & balcony
- Clipsal Iconic Range LED light switches

QUALITY ASSURANCE

- Lifetime structural guarantee
- Six star energy efficiency rated design
- Structural engineer certified designs
- Shire & water corporation building application fees
- Contour survey
- Certified termite treatment
- Six month maintenance period from completion of home
- Complimentary inhouse finance advisory service
- Australia's finest building products & services used through every home
- Built by qualified trades people

Disclaimer: This specification is applicable at the time of signing. It is a general guide of the standard inclusions for this specification. A fully comprehensive addenda will be provided with the contract documents. The Builder reserves the right to alter products to at least equivalent should products become obsolete or there is a change of supplier. October 2017