

Standard inclusions and upgrades.

YOUR GUIDE



EXTERNAL INCLUSIONS

Standard



Pine decking (Commercial)
Oiled merbau decking and hardwood stairs (Residential)
Painted treated pine subfloor skirting
22mm termite treated particle board flooring
Wall insulation R2.0 batts and sarking
Roof insulation 50mm blanket
Standard instantaneous gas hot water system
Stainless steel security doors
Aluminium windows with colour matched flyscreens
Colorbond corrugated roof with quad gutters
Painted horizontal millwood Weathertex exterior (25 year manufacturers warranty)
External distribution board (Residential)
Internal distribution board (Commercial)
Wire balustrade
Lancet curved external lights

Upgrades



Modwood decking
Cladding continued to ground
22mm treated particle board flooring/compressed fibre cement to wet areas
Wall insulation R2.5 batts + sarking
Roof insulation 100mm blanket + batts where applicable
Under floor insulation 15mm foilboard
Windows/doors double glazed
BAL rating requirements
Vertical balustrade
Upgraded external lights
Sensor lights

INTERNAL INCLUSIONS

Standard



10mm gyprock wall lining
55mm cornice
Architrave – 67mm half splayed
Timber skirting – 67mm half splayed
Flat panel internal doors
Stainless steel door levers (Residential)
Stainless steel door knobs (Commercial)
Vertical and roller blinds throughout
Vinyl flooring to living areas
Nylon carpet to bedrooms
Standard ceiling fan to living & Bed 1
LED downlights throughout
Provision for air conditioner
TV point to living
Robe doors are Flexiclad sliding
Painted throughout

Upgrades



Fibre cement board to wet area walls and floor
Upgrade cornice
Timber skirting – 92mm half splayed
Decorative panel internal doors
Internal & external black door levers
Curtains throughout
Curtains/blinds with sheers throughout
Tiles to living areas or vinyl plank flooring
100% solution dyed nylon carpet to bedrooms
100% wool carpet
Painted feature walls
Standard ceiling fans to other rooms
Upgrade range of ceiling fans
Split system air conditioner
Extra TV points
Mirrored robe doors
Smart robe doors
Pendant lights

BATHROOM INCLUSIONS

Standard



Tiled shower and skirt tile
Framed shower screen
Mirror framed
2 pack painted gloss white vanity with acrylic top
Down light over vanities
Standard bathroom exhaust fan
Bath (if shown on plan)
Dual flush toilet
Glass shower shelf
Hand towel ring
Toilet roll holder
Wall mount shower head & mixer
Exhaust fan to separate toilet

Upgrades



Tiled walls to 1200mm high
Floor to ceiling tiles
Bathroom feature tiles to shower
Frameless shower panel/screen
Mirror frameless
Shaving cabinet
Upgraded vanity
Exhaust fan bathroom 2 or 4 Heat Tastic
Strip drains
Freestanding bath
Black tapware

KITCHEN INCLUSIONS

Standard



Laminate benchtop
Melamine doors and panels
600 x 300mm white tiled splashback
Single bowl sink with single drainer
Gas or electric 4 burner cooktop
Standard oven (electric or gas)
Rangehood fixed
Choice of kitchen handles
Chrome plated flick mixer

Upgrades



20mm SilkSurface or manufactured stone benchtop in standard or deluxe colours
Subway tile splashback
1 1/2 bowl sink + single drainer
Double bowl undermount sink (stone tops only)
4 burner cooktop upgrade
Upgrade multifunction oven
Rangehood slideout/canopy undermount
Dishwasher full size or dishdrawer
Microwave 27 litre
Fridge
Gooseneck tap mixer

LAUNDRY INCLUSIONS

Standard



Laundry

- Freestanding laundry trough (if drawn) or 45L drop-in tub and bench (as per plan)
- 600 x 300mm tiled splashback to 600mm high

Upgrades



- Laundry bench laminate top
- Laundry bench SilkSurface or manufactured stone top
- Melamine doors & panels
- Subway tile splashback
- Flick mixer
- Gooseneck mixer

Imagine walking
into a home that is
uniquely yours.



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