

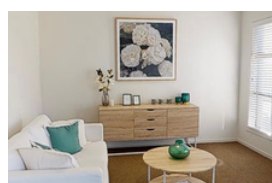


# TURN KEY INCLUSIONS

## OVERVIEW

We are proud to present a fully Turnkey Home built by one of our experienced and reputed home-builders of quality Turnkey Construction. All our homes are 100% complete and 100% fixed price.

Our inclusions are always 'what you see is what you get', therefore everything is always included. Our inclusions are what other builders term as 'upgrades'. for us it is standard. A visit to our displays will be a pleasant surprise.



## GENERAL

Fixed Price Contract

All Permits as required by Building Regulations  
Survey and Drafting Plans Engineer designed  
Slab/Foundations

All service connections (excluding consumer account  
opening and fibre optic connection if applicable)

Independent Quality Inspections

Full House Clean on completion

3 month Maintenance period

Home Owners Warranty

10 year Structural warranty

## SITE COSTS

Fixed price site costs including rock excavation

## EXTERNAL ITEMS

Concrete Roof Tiles as per colour document

Colorbond Fascia, Gutter and Downpipes

Bricks as per colour document

Natural colour Mortar with Rolled joints

Brickwork above Windows to front Facade only

Painted Infills above Garage Door and all Windows and

Doors to sides and rear

Plaster Ceiling to Porch and Outdoor Living (if applicable)

Two part Termite Treatment

Colour Through Concrete Driveway and Path to Porch

Letterbox (with numbers)

## INTERNAL ITEMS

Engineered waffle Slab

Pine Wall Frames and Roof Trusses

2590mm Ceiling height to Single Storey

2590mm Ceiling height to Ground Floor

and 2440mm to First Floor of a Double Storey

Plasterboard Walls, Ceilings and Cornice

67mm Single Bevel Architrave and Skirting

75mm Scotia Cornice

1No. Melamine shelf with 1No. Hanging Rail to Bedroom

Robes

## GARAGE

Colorbond Sectional Panelift Garage door with

Motor and 2No. Remote Controls

Weatherproof door to Rear of Garage (plan specific)

Flush Panel Garage/House Access Door (plan specific)

## WINDOWS

Obscure Glazing to Ensuite, Bathroom and WC

Aluminium Sliding Windows (unless otherwise nominated)

Window Locks to all openable Windows (keyed alike)

Venetians to Front Windows, Roller Blinds to remaining

Clear Glazed Windows (excluding stairwell) and

Sliding Doors

## DOORS - EXTERNAL

Feature 2040mm high x 820mm wide Front Entry

Door with Clear Glazing

Double Cylinder Deadbolt to Front Entry

Entrance set to all external Hinged Doors and Garage/House  
Access Door (plan specific)

## DOORS - INTERNAL

2040mm high Flush Panel Doors throughout

Lever Door Handles

## FLYSCREEN / SECURITY DOORS

Flyscreens to all openable Windows

Barrier Doors to all Sliding Doors

## HEATING / COOLING

Gas Ducted Heating

1No. Split System Air Conditioner to main Living area on a  
Single Storey

1No. Split System Air Conditioner to main Living area and

1No. to Master Bedroom on a Double Storey (2No. Total)

## FLOOR COVERINGS

Tiles to Wet Areas, Entry and Living areas connected to the  
Kitchen (as per standard house plan)

Carpet to remainder of House (as per standard house plan)

## ELECTRICAL

Double Power Points throughout

LED's Downlights to Porch, Entry, Living areas and Bedrooms

Batten holder light fixtures with shade to remainder of home

Single weatherproof LED Flood Light with Sensor outside

Laundry

Hardwired Smoke Detectors with battery backup

2No. TV points

1No. TV antenna (estate specific)

2No. Phone Points

## KITCHEN

900mm Stainless Steel Upright Cooker and Canopy Rangehood

Stainless Steel Dishwasher

20mm Stone Benchtops with 20mm Square Edge

Laminate Base Cabinets

Laminate Overhead Cabinets with Bulkhead above

Stainless Steel Double Bowl Sink

Mixer Tap

Tiled Splashback

4No. Melamine Shelves to Pantry

## LAUNDRY

Laundry Trough and Cabinet

Mixer Tap

## ENSUITE

Vanity Basin

20mm Stone Benchtops with 20mm Square Edge

Laminate Base Cabinets

Semi-Frameless Shower Screen

Tiled Shower base

Polished edge Mirror to full width of Vanity

Mixer Tap

Single Towel Rail

Toilet Suite

Toilet Roll Holder

## BATHROOM

Vanity Basin

Acrylic bath

20mm Stone Benchtops with 20mm Square Edge

Laminate Base Cabinets

Semi-Frameless Shower Screen

Tiled Shower base

Polished edge Mirror to full width of Vanity

Mixer Tap

Single Towel Rail

## WC / POWDER ROOM

Toilet Suite

Toilet Roll Holder

## PAINTING

3No. Coat Paint system throughout

Gloss Enamel Paint to Architrave and Skirting

## ENERGY EFFICIENCY

6 Star Energy Rating

Solar Hot Water Service with Gas Booster

Insulation to Walls and Ceilings

Self-sealing Exhaust Fans positioned above all Showers

## LANDSCAPING

Combination of Turf, Plants, Mulch and Toppings to front and

rear yards, Compacted Paths around perimeter of House

Timber Fencing, including wing Fence and Gate, to all  
boundaries

Nature Strips levelled and seeded

Clothesline

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package details, prices or substitute the make, model and/or

type of any of the above products, specifications, inclusions or

promotion without notice or obligation. Images are for illustrative

purposes only and may not represent standard inclusions.

Please refer to final contract documents and final working  
drawings for exact details.

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