

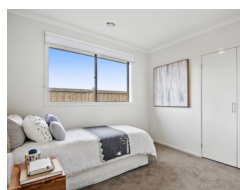


# TURN KEY INCLUSIONS

## 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

Member of MBA & HIA

Member of Glenvill Group of Companies Insurance with home owners warranty 6 year structural guarantee

## PRELIMINARIES

6 star energy rating report, Plans & specifications

Engineering drawings & building permit

Bushfire compliance upgrade (where applicable)

## SITE WORKS

Concrete waffle slab & pump allowance

Allowance for balanced cut/fill up to 300mm

Termite treatment (Part A & B) Temporary fencing

Roof guard rail/fall protection, Crushed rock access drive

## CONNECTIONS

Storm water, sewer & underground power included

Telephone & electricity standard connection fees by owner

## FRAMING

Prefabricated pine wall frames

Prefabricated pine roof trusses

## CEILING HEIGHT

2440mm (8'') high to all single storey & first floor of double storey

2590mm high to ground floor on all double storey

## PLUMBING

Concealed plumbing, Colorbond fascia's, gutters & downpipes

## BRICKWORK

Bricks from builders' standard range with rendered features to front elevation

## ROOFING

Concrete roof tiles from builders' standard range

## WINDOWS

Feature windows to front of home & aluminium sliding windows to balance, Window seals and Locks to all openable windows. Flyscreen's to all openable windows

## WINDOW COVERINGS

Holland blinds to all windows & sliding doors (excluding front door sidelights) Venetians to bathrooms

## INSULATION

R2.0 batts & sisilation to external walls

R3.5 batts to roof space (excluding garage)

## HOT WATER SERVICE

160 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)

170 litre gas hot water unit with recycled water connections (where recycled water is available to the estate)

## PLASTERWORK

75mm cove cornice throughout

## ARCHITRAVES AND SKIRTINGS

67mm MDF skirtings

67mm MDF architraves

## CUPBOARDS

Robes with melamine shelf & hanging rail

Linen cupboard with 4 melamine shelves

Broom cupboard with melamine shelf

Coat cupboard with melamine shelf & hanging rail (house specific)

## DOORS

Feature solid door to front entry

Glazed sliding external door to laundry, family & rumpus (house specific)

Flush panel internal doors

Fly screen doors to laundry, family & rumpus

(house specific)

## DOOR FURNITURE

Chrome entrance set to front door & rear garage door

Deadbolt to front door & garage internal access door

Chrome levers to room doors. Chrome bar pulls to all cupboard doors. Weatherstrip to front door & internal access door to garage door stops

## TILES

Ceramic floor tiles from builders' standard range to entry, family, kitchen, meals, bathroom, WC, ensuite & laundry. Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath.

## CARPETS

Carpet from builders' standard range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)

## PAINTS

Solagard low sheen to exterior garage timber door (2 coats)

Gloss enamel to front door (2 coats)

Low sheen acrylic to interior walls & ceiling (2 coats)

Gloss enamel to interior woodwork & doors (2 coats)

## ELECTRICAL

Double power points throughout

LED downlights throughout (batten point to garage)

External parafoods (x2)

TV point to family room, bedroom 1 & living (if applicable)

UHF/VHF digital ready TV antenna

Telephone point to kitchen & bedroom 1

Self closing exhaust fans above showers (x2)

Safety switches (residual current devises)

Smoke detectors (direct wired with battery back up)

## KITCHEN

Reconstituted stone benchtops with 20mm square edge

Pantry with 4 melamine shelves

600mm multifunction electric oven (stainless steel)

600mm gas cooktop (stainless steel)

600mm canopy rangehood (stainless steel)

Dishwasher (stainless steel)

Double bowl sink & drainer

Gooseneck chrome

## LAUNDRY

Stainless steel trough & white acrylic cabinet

Hot & cold washing machine connections

Gooseneck chrome mixer tap

## BATHROOM AND ENSUITE

Reconstituted stone benchtops with 20mm square edge

Polished edge mirror to full width of vanities

Square feature basins (white with chrome waste & overflow)

Toilet suites (white with chrome flush button)

1675mm bath (white) to bathroom

Tiled shower base & semi framed glass pivot door with polished silver frame

Chrome mixer taps

Double towel rail, toilet roll holder & soap dish

## GARAGE

Concrete waffle slab floor

Plaster lined ceiling & walls with cornice

Colorbond panel lift door with brickwork over

Remote control to garage door (includes 2 no. handsets)

Internal access door, Single weather proof ply rear door

## PORCH / ALFRESCO

Concrete waffle slab, lined ceiling, brick piers, tiled roof & downlights

## LANDSCAPING

Drought resistant garden & plants to front & rear, instant ilawn to front & rear

## FENCING

Timber paling/Colorbond fence (full share) including wing fence & gate to suit estate design guidelines

## PAVING

Coloured concrete driveway, front path & rear outdoor living area.

## LETTERBOX AND CLOTHES LINE

Pre-cast concrete letterbox with colour to match house colours.

Colorbond fold out clothesline to rear yard







## **INVST AUSTRALIA UPGRADES HOUSE AND LAND TURNKEY INCLUSIONS**

### **STRUCTURE (CEILING HEIGHT)**

2590mm high ceilings in lieu of 2440mm (to ground and first floor of double story homes)

### **KITCHEN (COOKTOP)**

900mm Cooktop in lieu of standard 600mm

### **KITCHEN (RANGEHOOD)**

900mm Rangehood in lieu of standard 600mm

### **KITCHEN (OVEN)**

900mm Oven in lieu of standard 600mm

### **FLOORING (TIMBER LOOK FLOORING)**

timber look laminate flooring in lieu of tiles to Family/Kitchen/meals/entry

