

MyHome Inclusions:

EXTERNAL

FOUNDATIONS Engineered Concrete Slab to all single storey designs on level sites, OR bearers and joist design.

TERMITE CONTROL Conforming to Australian Standards. Physical & Chemical barrier from slab edges to under wall frame. 10 years warranty providing annual inspections are adhered to.

FRAMING & TRUSSES Quality Engineered H2 seasoned pine frames & roof trusses (termite treated). First floor in timber construction with engineered joists, beams and sheet flooring.

ROOF COVERING Colourbond Custom Orb with insulation blanket or Boral concrete tiles slimline or macquarie profile with sarking, perimeter scaffold to Work Cover standards (anti flap pads an optional extra).

FASCIA, GUTTER & DOWNPIPES Colourbond steel fascia with slotted high front gutter (non standard colours an optional extra)
Downpipes 90mm PVC round.

WINDOWS Quality aluminium, keyed locks where possible & fibreglass fly screens.

EAVES 450mm fibre-flex from wall face.

ENTRANCE DOORS Corinthian front door from the exciting Urban range series. Gainsborough Terrace Entrance lock to front door.

GARAGE DOOR Gliderol – Colourbond panelglide door w/motor. Choice of 4 styles, Oxford/Hampton/Madison/Tucson



HOT WATER SYSTEM Rheem Gas 24 litre Instantaneous 5 Star

EXTERNAL PAINTING 2 colours 2 coat system to eaves, gables & cladding.

ELECTRICAL ALLOWANCES Round Fluorescent lights to all rooms 2 light battens for external entries. 2 x 2 way switches 16 double, 4 single power points, heat/fan/light to each bathroom Exhaust fan to powder room if no natural ventilation Smoke detectors x 2 Phone x 2 Digital TV x 2.

KITCHEN

CUSTOM JOINERY Custom Kitchens with 32mm roll form bench tops, with colour panel doors in a wide range of colours and textures and 2mm PVC edge strip.

APPLIANCES Quality German design - Blanco products.

Oven: Blanco oe604xp electric multi oven, 60cm
Cooktop: Blanco Bcck60n, 4 zone ceramic, 60cm
...OR CG604xp Gas cooktop.

Dishwasher: Blanco DWF6xP, 60cm, 3.5 star

RANGEHOOD – Blanco BRSR 60, 60cm Slide out (recirculating not ducted).

SINK - Posh Solus MkII 1 ¾ bowl
Posh Bristol sink mixer, chrome, 4 star.

SPLASHBACK Ceramic tiles supplied & installed by Choice Tiles & Plumbing PC value up to \$25/m2 excl. GST 600mm high over benchtops

BATHROOM/ENSUITE

TILING Ceramic tiles to Floor & Walls supplied & installed by Choice Tiles & Plumbing walls to 2.0m high both standard laying (borders etc an optional extra) up to \$25/m2 excl. GST

VANITIES & TAPWARE

Main & Ensuite: Bristol MkII Gloss vanity, 910mm w/Posh Bristol swivel basin set, 4 star, chrome.

TOILET SUITES Porcher Heron toilet suite inc;

- Porcher Heron toilet pan
- Porcher Heron cistern
- Soft close seat
- 4 star WELS rating

SHOWER SCREENS Nova semi framed clear glass with chrome frame 2.0m high w/clear glass to all pivot & sliding doors.
w/Posh Bristol shower set, 3 star, chrome.

BATH Decina Acrylic 1650 x 715 x 380mm
w/Posh Bristol bath set, chrome.

MIRROR Polished edge to width of vanity and 800 high.

ACCESSORIES

- Alto bevelled edge mirror, 900 x 750mm
- Gen X dble towel rail, chrome
- Gen X guest towel holder, chrome
- Gen X soap dish
- Gen X soap basket
- Mizu 1500 series glass shelf



LIVING AREAS

WALL LININGS 10mm Plasterboard to walls, 10mm supaceil 600 to ceilings 10mm wet area gyprock to bottom sheet behind laundry tub kitchen sink and toilet pan 6mm Villaboard to bathroom & ensuite walls 90 cove to main ceilings 55mm cove to all robes

MOULDINGS 70mm splayed finger jointed pine to skirtings & architraves paint grade finish

SHELVING Single 450mm melamine shelf to robes with single 18mm chrome rod to each single shelf only to store room 4 shelves to linen.

INTERNAL DOORS & HANDLES Corinthian Flush (paint grade) to all doors.
Gainsborough Terrace series to all internal doors in Satin finish.

PAINTING Taubmans 2 coat system one colour to walls one colour to ceilings & cove.

LAUNDRY

SINK

- Solus 45L trough w/bypass, S/S
- Posh Kensington trough & cabinet
- Posh Bristol taps
- STD swivel outlet tap, 3 star, chrome.. OR Posh Bristol sink mixer
- Bristol mashing machine stops

FLOOR WASTES Chrome to all

