

GENERAL SPECIFICATIONS & STANDARD INCLUSIONS

HOUSE CONSTRUCTION

- Galvanised steel posts (to a house height of 900mm above natural ground based on flat site)
- Tarkett laminate floating floor
- Colourbond exterior cladding
- 10mm painted plasterboard to internal walls & ceilings (2550mm high ceilings with square set corners)
- Traydeck type roof with Colourbond eaves gutter & downpipe
- 2100mm high aluminium windows & doors with fly screens to openable windows & sliding doors
- Full height painted internal doors
- Full height, 3000mm long robe to Master Bedroom
- Insulation to external walls, internal walls & ceiling spaces
- First floor Deck (kit form only)

SERVICES

- Dux instantaneous hot water unit
- Low voltage down lights with compact fluorescent globes
- Power points, TV point, phone jack
- Smoke detectors

KITCHEN

- Laminate cupboard doors & white melamine carcasses (Island bench + rear bench)
- Laminate benchtops
- Gloss white tiled splashback
- Look Mirada sink mixer
- Lakeland BB981 double trough sink
- Westinghouse stainless steel 60cm 4 burner gas hob
- Westinghouse stainless steel 60cm single stainless steel oven
- Westinghouse stainless steel 60cm ducted rangehood
- Westinghouse stainless steel fridge
- Westinghouse stainless steel dishwasher
- Westinghouse stainless steel microwave

BATHROOM

- Marbletrend 1800 x 900mm shower base with frameless glass shower screen
- Marbletrend Select 900 basin top with laminate vanity unit under
- Marbletrend Sian toilet suite
- Look Mirada basin mixer
- Roger Seller accessories (towel rail, paper holder, soap dish)
- Look Mirada sink mixer
- 300 x 300mm tiled floor
- 600 x 300mm rectified gloss white tiles around shower
- Full height frameless mirror

LAUNDRY

- Electrolux 8 KG front loader
- Electrolux condenser dryer
- Clark 30L Flushline tub
- Look Mirada sink mixer
- water connections for washing machine

QUALIFICATIONS – the following items are not included in the base price

- Connection of services
- Site works (including installation of posts or Decks)
- BAL assessment (organisation only)
- Geotechnical test (organisation only)
- Building permit (organisation only)
- Energy rating (organisation only)
- Planning Permit (can be arranged at additional cost)
- Delivery to Site
- Cranage