



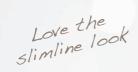




a Nice way to live

Proven Professional Provincial Homes









wow,

Caesarstone

benchtop

External Features • Slab: Solid Concrete

- Walls: Face Brickwork from Austral or PGH Exclusive Selection including Off White Mortar
- Roof: Bristile Concrete Roof Tiles, Choice of profiles
- Windows & Doors: Aluminium Windows and Sliding Doors including Security
- Fascia & Gutter: Maintenance-Free Metal Fascia and Gutter
- Garden Taps: 1 to Front, 1 to Rear
- Garage: Colorbond Panelift Door

Kitchen Features

- Cupboards: Laminated Bench & Overhead Cupboards
- Benchtop: 20mm Caesarstone Benchtop
- Bulkhead: Above Overhead Cupboards
- Handles: Metal Handles from Selected Range
- Sink: Stainless Steel Double Bowl with Drainer
- Tapware: Flick Mixer Lever Action
- Gas Cooktop: Stainless Steel Cooktop
- Electric Oven: Stainless Steel Oven
- Rangehood: Fisher & Paykel 900mm Stainless Steel Canopy or Fisher & Paykel 900mm Stainless Steel/Glass Canopy
- Dishwasher: Opening and Connections
- Microwave: Opening
- Pantry: Four (4) Melamine Shelves

Internal Features

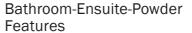
- Cornice: 90mm Gypcove Cornice Set Finish to Wet Rooms
- Walls & Ceiling: Plasterboard Walls and Ceilings
- Ceiling Height: 2.4m (8') to Ground Floor, 2.4m (8') to First Floor (2 Storey)
- Robe: One (1) Shelf and Chrome Hanging Rail
- Linen: Four (4) Shelves
- Skirting Boards: 67mm Half Splay Profile to Skirting Boards (Paint Finish)
- Architraves: 67mm Half Splay Architraves (Paint Finish)
- Staircase: Timber Handrail. Newel Posts (painted) with 12mm Vertical Stainless Steel Posts and MDF Treads and Risers (for Carpet).

Doors

- Front Doors: Hume Entry Door & Sidelight with Clear Glazing (Paint Finish)
- Laundry: Aluminium Door with Clear Glazing
- Internal: Hume Flush Internal Doors (Paint Finish)
- Door Stops: to Internal Doors

Door Furniture

- Front Entry: Gainsborough Tri-lock Contemporary Lever to Entry Door
- Laundry: Gainsborough Ambassador Lever Set and Double Cylinder Deadlock to External Door
- Internal Passage and Robes Gainsborough Lianna Lever
- Privacy Latches: Bedroom 1 and Bathrooms



- Cupboards: Laminated Wall Hung Vanity Units
- Benchtop: Laminated Vanity tops
- Mirror: Frameless Polished Edge Mirrors 600mm Wide
- Handles: Metal Handles from **Builders Range**
- Bath: Acrylic Bath with Tiled Hob
- Shower Screens: Semi Frameless Shower Screens, Pivot Door (Clear Toughened Safety Glass)
- Accessories: Chrome Double Towel Rails, Rings, Toilet Roll Holders and Soap Holders
- WC: Ceramic Close Coupled Dual Flush Toilet Suite, Vitreous China Cistern
- Vanity Basin: Ceramic Basins
- Tapware: Chrome Single Lever Mixers

Laundry Features

- Tub: 45 Litre Stainless Steel Tub with White Metal Cabinet
- Tapware: Chrome Tapware to Laundry Tub and Washing Machine Cocks

Floor and Wall Tiles

- Splashback: Tiles to Kitchen (600mm High) and Laundry (One Row Over Tub)
- Ceramic Floor Tiles: to Ensuite. Bathroom, Powder Room, Laundry and WC
- Ceramic Wall Tiles: Skirting Tiles to Ensuite, Bathroom, Powder Room, WC and Laundry
- Shower Recess: 1.8m High
- Alfresco: Tiles to Concrete Slab (from Selected Range)
- Front Porch: Tiles to Concrete Slab (from Selected Range)
- Balcony: Tiled Timber (2 Storey)
- Tile Selection: Yellow Range

Hot Water System

• Rheem: Rheem 160 Litre Gas Hot Water System

Paint

- Internal Walls: Taubmans Endure Quality Washable Paint, 2 Coat System (One Colour)
- Internal Woodwork: Gloss Paintwork (One Colour)
- Exterior: Acrylic Paintwork (2 Colours)
- Internal Ceilings: One Colour

Electrical Features

- · Generous Light and Powerpoint Allowance
- One (1) Telephone Point (including pre-wiring)
- Two (2) Television Points
- Two (2) Smoke Detectors
- Earth Leakage Safety Switches to Meter Box
- · Circuit Breakers to Metre Box

Council Fees and Services

- Preparation Of Plans and Specifications
- Building Approval
- Construction Insurance Premium
- Home Owners Warranty Insurance
- Engineer Designs and Certificate
- · House Peg Out Survey Water Board Approval
- · Basix Certificate
- · Construction Certificate

Peace Of Mind

- Three (3) Month Maintenance Period
- 180 Day Firm Tender Period
- Thirty (30) Year Structural Guarantee
- HIA Plain Language **Building Agreement**
- Colour Consultation
- · Friendly and Professional Service

Always good to feel secure

That's real peace of mind

