

Granny Flat Inclusions

External Features

Walls Face brickwork from Austral or PGH exclusive selection including off white mortar (to match new home)

Roof Concrete roof tiles. Choice of profiles and Colours

Windows & Doors Aluminium windows and sliding doors including security key locks

Fascia & Gutter Maintenance free Colorbond

Downpipes Round PVC (painted)

Garden Tap 1 garden tap on wall

Internal Features

Cornice 90mm Gypcove cornice (Set cornice to wet rooms)

Walls – Ceiling Plasterboard walls and ceilings

Ceiling Height 2.4m (8') to ground floor

Robe Mirror sliding doors (if applicable) 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)

Doors

Front Doors Entry door with clear glazing (paint finish)

Laundry Flush half clear glazing external laundry door (if applicable)

Internal Flush internal doors (paint finish)

Door Stops To internal doors

Door Furniture

Front Entry Gainsborough trilock contemporary lever to entry door

Internal Gainsborough lianna lever

Privacy Latches Bedroom 1 and bathroom

Bathroom Features

Cupboards Laminated wall hung

Benchtop 20mm Caesarstone vanity tops

Vanity Basin Above counter ceramic

Mirror Frameless polished edge mirrors 600mm wide

Handles Metal handles from builders range

Shower Screens Semi frameless shower screens, pivot door (clear toughened safety glass)

Accessories Chrome double towel rails, toilet roll holders and soap holders

Floor Wastes Chrome floor wastes

WC Ceramic close coupled dual flush toilet suite with soft close seat

Tapware Chrome single lever mixers

Shower Head Hand held

Laundry Features

Tub 45 litre stainless steel tub with white metal cabinet

Tapware Chrome tapware to laundry tub and washing machine cocks

Hot Water System

Rheem Rheem 20 litre gas instantaneous hot water system (Subject to gas availability)

Floor and Wall Tiles

Splashback Tiles to kitchen splashback (600mm high) and laundry (one row over tub)

Ceramic Floor Tiles Floor tiles to bathroom and laundry

Ceramic Wall Tiles Skirting tiles to bathroom and laundry

Shower Recess Wall tiles 1.8m high to shower recess

Front Porch Tiled concrete slab (Tiles from selected range)

Tile Selection Yellow range – builders standard range

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

Ten (10) Bayonet) light points

Ten (10) double power points and

Three (3) single power points

One (1) data point (including pre-wiring)

One (1) television point

One (1) smoke detector

Kitchen Features

Cupboards Laminated bench & overhead cupboards

Benchtop 20mm Caesarstone benchtop

Handles Metal handles from selected range

Sink Square stainless steel single bowl with drainer

Tapware Flick mixer lever action

Gas Cooktop Fisher & Paykel 600mm stainless steel cooktop

Electric Oven Fisher & Paykel 600mm stainless steel oven

Rangehood Fisher & Paykel 600mm stainless steel canopy or stainless steel/glass canopy (ducted)

Dishwasher Opening and connections

Pantry Four (4) melamine shelves