

Platinum Inclusions

External Features

- **Slab:** Concrete Biax Pod Slab
- **Walls:** Face Brickwork from Austral or PGH Platinum Selection
- **Mortar:** Off-white
- **Frame – Truss:** Termite Resistant Treated
- **Render:** Render/Paint finish to Front Porch Feature
- **Porch:** Tiled (600 x 600) Concrete Slab
- **Roof:** Bristle Terracotta Roof Tiles with A-line Ridge
- **Windows & Doors:** Aluminium Windows and Doors including security key locks
- **Fascia & Gutter:** Maintenance free metal Fascia and Gutter
- **Garden Taps:** 1 to front, 1 to rear
- **Garage:** Colorbond Panelift Door

Kitchen Features

- **Cupboards:** Polyurethane Elegance Cupboards with Soft Close Doors and Drawers
- **Benchtop:** 60mm Caesarstone to Benchtop
- **Raised Served:** 60mm Caesarstone to Served Top
- **Side Dropdown:** 60mm Caesarstone Dropdown (Waterfall)
- **Handles:** Handles from selected range
- **Sink:** Undermount Stainless Steel Double Bowl
- **Tapware:** Flick Mixer Lever action
- **Accessories:** Pull out Shelf and Carousel
- **Dishwasher:** Fisher & Paykel (Double Drawer) Stainless Steel
- **Freestanding Cooker:** Fisher & Paykel (5 Burners) 900mm Stainless Steel
- **Rangehood:** Fisher & Paykel, 900mm Stainless Steel Canopy (ducted)
- **Pantry:** Four (4) Melamine Shelves

Internal Features

- **Cornice:** 75mm Stepped Cornice in Trio Profile (excludes Garage)
- **Bulkheads:** To Entry, Lounge, Study and Rumpus Room
- **Drop Ceiling:** To Kitchen
- **Walls – Ceiling:** Plasterboard Walls and Ceilings
- **Ceiling Height:** 2.7m (9') to Ground Floor, 2.4m (8') to First Floor
- **Robe Bed 1:** Polyurethane Fit out with Elegance Drawers
- **Robes:** 4 Melamine and 4 Drawer Tower with Shelf and Rail
- **Linen:** Four (4) Shelves
- **Skirting Boards:** 150mm half Splay Profile to Skirting Boards (painted finish)
- **Architraves:** 67mm half Splay Architraves (paint finish)

Staircase

- **Timber Treads:** Stained
- **Risers:** Painted
- **Timber Handrail:** Stained
- **Timber Balusters:** Painted

Doors

- **Front Doors:** Double Infinity 8G with clear glazing 2.34m high
- **Laundry:** Hinged Aluminium Frame with clear glazing
- **Internal:** Hampton Range (Ham 4) Hinged Doors (painted) 2.34m high to Ground Floor. 2.04m high to First Floor.
- **Robe:** Hampton Range (Ham 4) Hinged Doors (painted)
- **Pantry Doors:** Hume with Translucent Glazing 2.34m high
- **Door Stops:** To Internal Doors

Door Furniture

- **Front Entry:** Gainsborough Tri-lock Omni Allure including Dummy set to Second Entry Door
- **Laundry:** Gainsborough Ambassador Entrance Lever set
- **Internal:** Gainsborough Lianna Lever

Bathroom-Ensuite-Powder Features

- **Cupboards:** Polyurethane Elegance Wall hung Vanity Units
- **Benchtop:** 20mm Caesarstone to Vanity Tops
- **Vanity Basin:** Undermount Ceramic to Ensuite and Bathroom, Ceramic Powder room
- **Tapware:** Chrome Single Lever Mixers with Square Shower Rose, Floor standing Mixer to Ensuite Bath
- **Mirror:** Polyurethane edge Mirrors
- **Handles:** Metal Handles
- **Bath:** Decina Carina Acrylic Bath with Tiled Hob
- **Freestanding Bath:** Decina Piccolo to Ensuite
- **Shower Screens:** Frameless Shower Screens (clear toughened glass)
- **Shower Niches:** Tiled to Ensuite, Bathroom and Powder Room
- **Accessories:** Chrome Double Towel Rails, Rings Toilet Roll Holders and Soap Holders
- **WC:** Dual Flush Back to Wall Toilet Suite, Vitreous China Cistern, Soft close seat
- **Floor Wastes:** Channel Grate to Ensuite, Smart Tile Floor Wastes to Wet Rooms

Laundry Features

- **Cupboards:** Polyurethane Elegance Bench and Overhead Cupboards with Hanging Rail
- **Benchtop:** 20mm Caesarstone
- **Broom Cupboard:** Polyurethane (4 Shelves)
- **Tub:** 45 litre Stainless Steel drop-in Tub
- **Tapware:** Chrome Tapware to Laundry Tub and Washing Machine Cocks

Floor And Wall Tiles

- **Splashback:** Tiled or Glass Splashback to Kitchen
- **Ceramic Floor Tiles:** Ensuite, Bathroom, Powder Room, Laundry, WC and Shower
- **Ceramic Wall Tiles:** Full height to Ensuite, Bathroom, Powder Room, WC and Laundry
- **Shower Recess:** Full height
- **Alfresco:** Tiled (600 x 600) Concrete Slab
- **Front Porch:** Tiled (600 x 600) Concrete Slab
- **Tile Selection:** Green Range – Builder's Select range

Hot Water System

- **Rheem:** Rheem Instantaneous 26 litre (per minute) 6 star Gas Hot Water System

Paint

- **Internal Walls:** Taubman's ENDURE quality washable Paint, 3 coat system (one Colour)
- **Internal Woodwork:** Gloss Paintwork (one colour)
- **Exterior:** Acrylic Paintwork (2 colours)
- **Internal Ceilings:** One colour

Floor Coverings

- **Tiles:** Matt Porcelain (600 x 600) up to 3mm Joint, Or
- **Timber:** Select Grade 80mm With Modified Oil Finish. (Choice of 4 Timbers) to Ground Floor Living
- **Carpet:** Godfrey Hirst Inspirational Dove (Choice of Colours) to Lounge, Study, First Floor

Air Conditioner

- Actron Fully Ducted 20kW (CRA200T) with 4 Zones and 3-Phase Power

Electrical Features

- Sunshine 3-in-1 Fan Light Heat Lamp to Ensuite, Bathroom and Powder Room
- Fifty (50) LED Ceiling Downlights
- Forty (40) Bayonet Light Points
- Thirty (30) Double Power Points
- Seven (7) Single Power Points
- One (1) Two-way Switch
- Four (4) Telephone Points (including pre-wiring)
- Four (4) Television Points
- Two (2) Smoke Detectors
- Earth Leakage Safety Switches
- Circuit Breakers to Metre Box

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

- Six (6) Month Maintenance Period
- 180 Day Firm Tender Period
- Thirty (30) Year Structural Guarantee
- HIA Residential Building contract
- Colour Consultation
- Friendly and Professional Service