

GARDEN HOMES

SCHEDULE OF INCLUSIONS

EXTERIOR

Boundary Walls	Solid sides
Window	Double-glazed, powder-coated aluminium
Roof	Metal sheeting with insulation
Entry Door	Solid painted core
Balcony/Courtyard	Powder-coated metal screen, glass balustrading & porcelain tiles
Landscaping	Architecturally designed
Screens	Ground floor screening

INTERIOR

Walls	Painted masonry with acoustic insulation
Doors	Timber door frame with painted hollow core doors
Air-Conditioning	Reversed cycle ducted (habitable rooms only)
Hardware	High quality hardware & door handles throughout
Skirting	Throughout (excluding wet areas & garage)
Ceilings	Painted plasterboard with cornices & recess for blinds in main, living & primary
Ceiling Heights	2.8m throughout 2.4m to wet areas
Lighting	LED downlights throughout Recessed lighting to kitchen

INTERIOR FLOORING

Porcelain tiles	Bathrooms and laundry
Engineered Timber	Living, dining, kitchen, study & stairs
Carpet	All bedrooms
Sealed Concrete	Garage

APPLIANCES

Oven	Gaggenau 60cm oven (200 series) Gaggenau 60cm combi-microwave oven (200 series)
Cooktop	Gaggenau 90cm induction cooktop (200 series)
Extraction Fan	Gaggenau rangehood (200 series)
Dishwasher	Gaggenau built-in dishwasher (200 series)
Fridge/Freezer	Fisher & Paykel 90cm integrated french door or equivalent

JOINERY

General	Timber look laminate doors & drawers
Kitchen & Wet kitchen	Stone-like benchtop & splashback Soft closing drawers
Primary Ensuite	Semi-recessed mirrored cabinet with storage Stone-like vanity Integrated towel rails Frosted glass with metal frame to shower High-density acrylic free-standing bath
Bathrooms	Mirrored cabinet with storage Stone-like vanity Integrated towel rails Frosted glass with metal frame to shower
Laundry	Porcelain benchtop & splashback Clothes drying rail

SANITARY FIXTURES & TAPWARES

Kitchen Tap	Designer tapware
Kitchen Sink	Designer sink
Basin Top Set	Designer basin mixer
Basins	Designer basin
W/C	Designer toilet suite
Shower Head	Selected designer range
Shower Mixer	Selected mixer
Laundry Taps	Selected designer range taps
Laundry Trough	Designer laundry trough
Bathroom Accessories	Selected designer range