

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 balustrade & 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 at wet service areas
Lighting	LED downlights throughout Recessed lighting to kitchen

INTERIOR FLOORING

Porcelain tiles	Bathrooms, laundry, wet kitchen
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	Stone-like benchtop & splashback
& Wet kitchen	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 Shirt drying rail

SANITARY FIXTURES & TAPWARES

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