

Gold Standard Inclusions List

General

Soil Test, engineer's design, drafting and council fees
 Building Insurance during construction
 Government Levy's
 Sewerage and water connection
 Physical barrier termite protection
 6 month maintenance period
 6 year structural guarantee
 Foundations to a standard "H" class footing design.

External

Insulation to ceiling
 Sisalation to external walls
 Sheet Roof or Concrete Roof Tiles
 Brick veneer or weatherboard from Builders Range (as per plan)
 Render Finish to front facade
 Under main roof Alfresco – Tiled
 Aluminium framed windows, all with key locks and with Grey tint glass
 Feature front door from Builders Range
 Security deadbolt to front door.
 Security Screens to all windows and Sliding Doors
 Exposed aggregate driveway & path
 Wall mounted clothesline
 Letterbox with street number
 Fully fenced with side gate 1.8m treated pine (as per plan)
 Turf to front, rear and one side with gravel down other side.
 Planted Garden bed approx. 10m2 to front yard
 2 external taps – one front and one back.
 Instantaneous Gas hot water unit

Internal

Gyprock plasterboard Internal Linings
 Waterproof villa board linings to wet areas
 90mm cornice
 42mm architraves & 68mm skirting (gloss finish)
 Stone Kitchen Benchtops & Laminated cupboards

Painted Ceilings
 Painted walls - low sheen finish.
 Hume or similar panel doors
 Carpet to Bedroom from builders range
 Floor Tiles to bathroom, ensuite, wc, living area, hallways from builders range as per plan
 Glass Kitchen Splashback
 Wall Feature Tiles in Bathroom
 Built in Mirrored Robes – 1 shelf & hanging rail
 Mirrors – frameless full length of vanity
 Shower screen – frameless with clear glass.
 Built in Vanities
 Toilet, Bath & Basins
 Caroma Tap ware from standard builders range
 Toilet roll holder and towel rails
 Exhaust fans to bath and ensuite
 45lt stainless steel Laundry Tub
 One and ¾ bowl stainless steel sink single drainer and flick mixer
 Electrolux Package 3 Stainless Steel 900w appliances including dishwasher
 Overhead cupboard with slide out range hood
 Vertical Blinds to windows and sliding doors except wet areas and garage
 Lockwood "Velocity" Stainless Steel internal door furniture
 Down lights to living areas
 2 external lights
 1200 twin fluorescent to garage
 2 x TV point
 2 x Phone points
 Smoke alarms
 Panel Lift garage door with 2 remote controls
 Ceiling fans (as per plans)
 Ducted Air-conditioning

Options List
Alarm system
Solar System
Roller Blinds