



TOTAL BUILDING

Lot 412 Arnold Road, Bacchus Marsh List of Inclusions

Base Slab

- Conventional concrete raft slab to engineers' design & specification
- Termite treatment - part a

Framing

- Timber wall frame studs at 450 centres (not prefabricated)

Trusses & Roofing

- Timber roof trusses
- Colorbond metal roof
- Colorbond fascia, gutter & flashings
- R1.3 roof blanket (upgrade)

Brickwork

- Selkirk bricks/timeless collection (upgrade)
- Steel lintels to all openings

External Windows & Doors

- Double glaze throughout (upgrade)
- Aluminium frame with powder coat finish
- Locks to all windows & doors
- flyscreens to all openable windows

Garage Doors

- Panel lift door to front of garage with remote entry (auto opening)
- Roller door to rear of garage (manual opening)

Heating & Cooling

- Bonaire gas ducted heating throughout
- Actron 17kw add-on refrigerated cooling throughout (upgrade)

Electrical

- Slimline light switches
- Slimline power points
- LED downlights (upgrade)
- Smoke detectors as required
- Illume skylights to kitchen & rear hallway (upgrade)
- LED mirrors to ensuite, bathroom & powder (upgrade)

Internal Doors

- Corinthian flush panel doors throughout
- Hume feature barn doors (upgrade)

Entry Door

- Corinthian feature door with translucent glazing

Insulation

- R2.5 to external walls to dwelling
- R6.0 to ceilings to dwelling (upgrade)
- R1.3 roof blanket (upgrade)

Plastering

- 2700 ceiling height throughout
- Feature drop down ceiling to kitchen & pantry
- Square set to entry, kitchen, pantry, living and meals area (upgrade)
- Coved cornice to remaining areas
- Tiles niches to showers

Internal Fixtures

- 67mm architraves throughout
- 92mm skirting boards throughout
- Gainsborough matt black door hardware throughout
- Gainsborough tri-locks to external doors
- Semi frameless shower screens (upgrade)
- Posh plumbing fixtures throughout (upgrade)

Joinery

- Laminex matt finish cabinet doors and drawer fronts throughout (upgrade)
- Stone ambassador bench tops to kitchen & pantry (upgrade)
- Polytec benchtops to remaining ensuite, bathroom, powder & laundry (upgrade)
- Integrated joinery panel to dishwasher

Appliances

- Bosch induction cooktop
- Bosch wall oven
- Bosch integrated dishwasher
- Undermount rangehood

Paint

- Quality paint throughout
- 3 coat system
- Feature colour selection throughout

Flooring

- Quest carpets to all bedrooms and family room
- Apecta LVT vinyl plank flooring to remaining areas (excluding wet areas)

Other

- 2020 litre slimline water tank connected to all flushing devices
- Infinity gas hot water service
- Exposed aggregate paving to driveway and external paths
- Merbau timber decking to outdoor area
- Roll down blinds throughout
- Landscaping upon completion
- Colorbond fencing upon completion

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