



KITCHEN

- 600mm Fisher & Paykel electric oven
- 600mm Fisher & Paykel canopy rangehood
- 600mm Fisher & Paykel black glass ceramic hotplate
- 20mm Zenith Surfaces (VCS) bench tops
- Soft close drawers and cupboards including ABS edging
- Laminated pantry with four white lined shelves
- One and three quarter stainless steel sink with drainer
- Choice of premium kitchen mixer in a range of colours
- Dishwasher recess with cold water and power connection
- Tiled splashback

KITCHENETTE

- 20mm Zenith Surfaces (VCS) bench top
- Soft close drawers and cupboards including ABS edging
- Choice of premium kitchen mixer in a range of colours
- 600mm integrated rangehood with overhead cupboards
- 300mm induction cooktop
- Tiled splashback

BATHROOM/ENSUITE

- Vanity cupboards with quality basins and chrome pop-up waste
- 20mm Zenith Surfaces (VCS) bench top
- Choice of premium mixer taps in a range of colours
- Quality toilet suites with soft close seats
- Slimline mirrors the width of the vanity
- Freestanding back-to-wall acrylic bath (if applicable)
- Hobless Showers
- Choice of quality 200x400 wall tiles and 300x300 floor tiles within builders range
- 2m high tiling to showers with clear semi-glazed pivot doors
- Premium hand shower in a range of colours
- Double Towel rails with matching toilet roll holders
- Square tile insert floor wastes

LAUNDRY

- 20mm Zenith Surfaces (VCS) bench top
- Soft close cupboards including ABS edging
- Laminated Linen with four white lined shelves (if applicable)
- Stainless Steel Inset laundry Trough
- Choice of premium mixer taps in a range of colours
- Choice of quality 200x400 wall tiles and 300x300 floor tiles within builders range
- Square tile insert floor waste

EXTERNAL

- Designer Elevations
- UniCote roof cover, including Fascia, Gutter and rectangular downpipes
- UniCote cladding with a choice of two profiles in a range of colours
- Engineered steel framed walls and roof trusses
- Engineered prestressed concrete slab
- Aluminium framed, clear glazed entry door with handle and deadlock
- Aluminium framed windows in a range of colours, including flyscreens
- Electrical heat pump hot water system
- Two external taps

INTERNAL

- 2400mm high plasterboard ceilings with 75mm cove cornice
- Internal wall painting with a choice of colours (one colour throughout)
- Painting of internal ceilings, cornices, mouldings, doors and door frames
- Vinyl Plank flooring to main living areas and passage ways
- Carpet to bedrooms and robes, including underlay
- Built in robes including shelf and rail and sliding mirrored doors
- Flush panel doors with Gainsborough lever handles in a range of colours
- Plasterboard lined walls
- Wall, ceiling and roof blanket insulation

ELECTRICAL

- Split system reverse cycle air conditioner to main living area
- Data pack including phone, data and TV point
- Clipsal Iconic (non-LED) switches and powerpoints throughout
- Double power points throughout (excl. Fridge and DW recess)
- Exhaust Fans to wet areas and WC
- Hardwired smoke detectors
- One external light per external door
- LED downlights throughout

GENERAL

- HIA Home Building Contract
- Shire and Water Corporation Application and Permit
- 6 month after-care service
- 10 year structural guarantee
- Homeowners Indemnity Insurance
- Independent Structural Engineer Certificate

Disclaimer: This specification is applicable at time of signing. It is a general guide of the standard inclusions for this specification. A fully comprehensive addenda will be provided with the contract documents incorporating a complete list of items including changes that have been made in the contract quotation. Block location may require additional items to be added to the specification (including BAL and noise requirements). Contact MIRA Residential for further details. The builder reserves the right to alter products to at least equivalent should products become obsolete or there is a change of supplier. January 2026.

Name:

Signature:

Date:



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