LEXINGTON
TOWNHOMES

# STANDARD INCLUSIONS

Version 6

AUSBUILD®

# INCLUSIONS GUIDE

**A range of fixtures and finishes that have been carefully selected for a quality home.**

## Kitchen

### CABINETRY

- Stone reconstituted benchtop (20mm)
- Laminate cabinetry, dishwasher provision, microwave provision and cutlery tray
- Built-in pantry (4 shelves) (DS)
- Overhead cupboards and bulkhead (2300mm high)
- Quality handles (DS)
- Refrigerator cavity
- Soft close drawers

### SPLASHBACK

- Quality ceramic tiles (DS)

### APPLIANCES

- Electric oven (Chef, multi-function, fan-forced, stainless steel, 600mm)
- Electric ceramic cooktop (Chef , 4 zones, stainless steel, 600mm)
- Retractable rangehood ducted to external wall (Westinghouse, ducted to external wall)
- Dishwasher (Dishlex , 13 place, 5 function, stainless steel, 600mm)

### SINK & TAPWARE

- Kitchen sink - 1.5 bowl with drainer (stainless steel)
- Mixer tap

## Bathroom, Ensuite & Toilet

### SHOWER & BATH

- Semi-frameless shower screen
- Pressed steel bath (DS)

### VANITY

- Stone reconstituted benchtop and basin (DS)
- Laminate cabinetry and melamine shelving

### TILES

- Ceramic tiles - wall tiles in shower (2100mm high)
- Ceramic tiles - wall tiles on skirting (minimum 100mm high)

### BASIN & TAPWARE

- Basin mounted mixer tap
- Wall mounted shower mixer tap
- Shower on rail (3 functions)
- Wall mounted bath mixer tap
- Wall mounted bath spout (180mm)

### MIRRORS

- Mirror (full vanity length)

### TOILET

- Close coupled toilet suite

Artists Impression Only

### BATHROOM ACCESSORIES

- 2 x single towel rail and towel ring
- Toilet-roll holder
- Accessory shelf or niche (DS)

### ELECTRICAL

- Heat, light and exhaust fans to bathrooms

## Laundry

### INCLUSIONS

- 45L free-standing stainless steel laundry tub (DS)
- Mixer tap
- Linen storage and broom cupboard shelves (flush panel or vinyl slider, melamine) (DS)

## Internal inclusions

### ROBES

- Vinyl sliding doors with satin silver frame, 1 x mirrored sliding door to bedroom 1
- Built-in wardrobes, melamine shelf, hanging rail, flush panel door (DS)

### FLOORING

- Quality ceramic tiles to wet areas
- Quality carpets and luxury underlay to bedrooms and stairs
- Quality ceramic tiles to living areas

### COLOURS

- 3 coat paint system to ceiling and cornice (1 colour white)
- 2 coat paint system to walls, skirting, architraves and doors (1 colour)

### DOORS & FURNITURE

- Flush-panel doors
- Lever-set handles
- Privacy locks to bathroom, toilet and master bedroom

### FURNISHING

- Roller blinds to windows and glass sliding doors (excludes kitchen or obscured glass)

## Sustainability & Services

### ELECTRICAL

- Earth leakage system (safety switch)
- Single and double power points (DS)
- Photoelectric smoke alarm (hard-wired, battery backup)
- 2 x phone points, 2 x TV points, 2 x data points
- LED downlights and surface mounted lights (LED) (DS)
- High speed internet ready (provision)
- External feature lighting (DS)

### PLUMBING

- Electric hot water system, retention system, min 240L
- Chrome plated brass floor wastes throughout

### HEATING & COOLING

- Split-system sir-conditioner to living area (Approximately 5.0kW reverse cycle)
- Split-system air-conditioner to master bedroom (Approximately 2.6kW reverse cycle)
- Glass wool roof insulation batts (as per energy report)
- Sarking foil wrap to external walls and roof
- External lightweight cladding (as per energy report) (DS)
- Ceiling fans to bedrooms and living area (3 blade)

## Structural & External Inclusions

### SITEWORKS, FOOTINGS & SLAB

- Waffle raft slab system to structural engineer design (AS2870.2011, includes piering)
- Concrete slab system (AS2870.2011)
- Stormwater and sewer connection
- Underground water and electricity connection
- Termite protection to Australian standards

### STRUCTURAL

- 2590mm Ground Floor Ceiling (2400mm Upper Floor Ceiling)
- Timber frame with AAC and various cladding materials

### STAIRCASE

- Timber framed stairs lined with carpet
- Timber framed and plaster set balustrade with timber handrail

### GARAGE

- Sectional overhead garage doors (includes remote controls)

### FLOORING

- Front porch area in exposed aggregate finish
- Rear alfresco exposed aggregate

### OUTDOORS

- 2 x external water taps
- Clothes line (fold down) and concrete slab (where practical)
- Treated timber butted pailing fencing to rear, sides and lockable gate (pine)
- Landscaping including garden beds and turf where applicable
- Exposed aggregate driveway and side path
- Common letterbox

### FRONT DOOR, WINDOWS & SLIDING DOORS

- Entry door (exterior solidcore, feature glass panel, paint grade) (DS)
- Rear door (exterior solidcore, 1/3 glass panel, paint grade)
- Safety grille screens (including fly screen) to all exterior doors and opening windows
- Entrance lever-set
- Aluminium powder coated framed windows and glass doors
- Keyed locks to windows sliding doors

### LINING

- Plasterboard to walls and ceiling
- Colorbond sheeting, Colorbond gutter, and fascias, PVC downpipes
- Villaboard to bathrooms
- Cove cornice (90mm) - Architrave (42mm x 12mm, MDF)
- Skirting (67mm x 12mm)

### SERVICES & FEES

- Council and QBCC fees
- Engineers soil test and contour survey
- Contractors insurance, portable long service and training

(DS) **Design Specific:** Availability, quantity or position subject to detail on standard plan

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