



Into Place Timeless Inclusions.

Living

- 28c Plasterboard Ceiling with 75mm Coved Cornice (Single Storey)
- 31c to Ground Floor and 28c to First Floor (Two Storey)
- Hardwall Plastering (Float and Set) Internal Wall Finish
- Painting to all Walls, Ceilings, Doors & Door Frames
- R4.1 Batt Insulation to First Floor Ceilings (where applicable)
- Powder Coated Aluminium Balustrade to Stairs and Balcony (where applicable)
- Built in Wardrobes to Bedrooms with Mirrored Sliding Robe Doors (where applicable)
- Built in Linen Cupboard with 4 x Shelves
- Carpet with Underlay to Bedrooms, Robes and Stairs (if applicable)

Kitchen

- 20mm Vitrified Stone Bench Top
- Soft Close Laminate Cabinetry with Finger Grips
- Double Bowl Undermount Sink
- Round Pin Sink Mixer (Choice of 3 colours)
- 600mm Smeg Thermoseal Under Bench Oven
- 600mm Smeg Induction Cooktop
- 600mm Smeg Undermount Rangehood with Laminate Surround (Curved or straight)
- 600 x 300mm Ceramic Wall Tiles to Underside of Rangehood
- Laminated Pantry with 4 Shelves
- Dishwasher Recess with Cold Plumbing and Power Provisions
- Microwave Recess
- Timber look Luxury Vinyl Plank Flooring Main Living Areas (where applicable)

Doors + Windows

- 25c x 820mm Flush Panel Solid Core Entry Door
- Double Rebated Door Frame
- Feature Half Moon Pull Handle with Lockset
- 25c Flush Panel Internal Doors
- 25c Modular Metal Door Frames Throughout
- Lever Door Furniture Including Privacy Locks to Bathroom, Ensuite and WC
- 25c Flush Panel Solid Core Door to Garage
- Leverset including Deadlock to Garage
- Powder Coated Aluminium Windows and Sliding Doors with Flyscreens
- Roller Blinds Throughout (excluding wet areas)
- Remote Sectional Garage Door

Bathroom + WC

- 20mm Vitrified Stone Bench Top
- Soft Close Laminate Cabinetry with Finger Grips
- Inset Basin with 40mm Pop-Up Plug & Waste
- Basin Mixer Tapware (Choice of 3 colours)
- Frameless Mirror to Full Width of Vanity
- Adjustable Height Rail Shower
- Semi-Frameless Shower Screen with Pivot Door
- Tiled Hob (Single Storey) & Hobless Showers (Double Storey)
- Tiled Insert Channel Grate
- 1525mm Built in Acrylic Bath (if applicable)
- Shower/ Bath Wall Mixer (if applicable) (Choice of 3 colours)
- Bath Spout & Mixer (if applicable) (Choice of 3 colours)
- Wall Hung Basin with 40mm Bottle Trap to WC (if applicable)
- Rimless Wall Faced Toilet Suite
- Towel Rails, Toilet Roll and Soap Holders (Choice of 3 colours)
- 600 x 300mm Ceramic Floor and Wall Tiles (where applicable)
- Recessed Hobs to Vanity

Laundry

- 20mm Vitrified Stone Bench Top
- Soft Close Laminate Cabinetry with Finger Grips
- 45L Inset Laundry Trough
- Round Pin Sink Mixer (Choice of 3 colours)
- Chrome Washing Machine Tap Set
- Chrome Floor Waste

Electrical

- 2 x Split Systems Air Conditioners
- 20 x LED downlights (Client to nominate locations)
- Iconic light switches
- Double power points throughout (where applicable)
- NBN Co Ready Communications Package
- Digital TV Antenna (Free To Air TV)
- Hardwired Interlinked Smoke Detectors
- Externally Flued Extraction Fan to Bathroom, Ensuite & WC
- Two Linear Lights to Garage

Sustainability

- 3.3kW Solar Power Photovoltaic (PV) System
- Heat Pump Hot Water System
- 3-Phase Power Run-In
- EV Charging Cabling Provision

Exterior

- Double Brick External Walls
- Brushed Concrete Garage Hardstand
- 2c Brickwork with Acrylic Texture Coat Finish to Front Elevation (as shown on plans)
- Timber Roof Frame With Treated Pine
- Colorbond® Steel Roof
- Colorbond® Slotted Gutters and Fascia
- Colorbond® Downpipes and Rain Heads (if applicable)
- Enclosed Garage with Plasterboard Ceilings (as shown on plan)
- Plasterboard Ceiling to Porch, Alfresco + Balcony (as shown on plan)
- 600 x 300mm Ceramic Floor Tiles (where applicable)
- 200 x 200 Granite Brick Pavers
- Reticulation Sleeve for Landscaping Under Driveway
- Metal Meter Box
- 2 x External Garden Taps

Structural + Engineering

- Engineered Concrete Footings + Slab
- Engineered Concrete Suspended Slab + Stairs (if applicable)
- Termite Protection Treatment
- Independently Certified Structural Engineering
- Privately Certified Building Permit Application
- Energy Compliance Certification
- Feature Survey and Soil Classification
- Architecturally Designed Home
- 6-month Maintenance Period

More Into Every Place. **Into Place.**