

# Murrumbidgee

<b>ROOF:</b>	Colorbond (15° pitch) hip roof; 450mm eaves
<b>VERANDAH:</b>	1.800 l/m bullnose roof and deck to front elevation
<b>EXTERNAL CLADDING:</b>	Hardiplank Woodgrain (staggered ends)
<b>WINDOWS:</b>	Aluminum Sliding, flyscreens and key locks; 1.800 l/m sliding glass door to dining room
<b>FLOORING:</b>	Approved water resistant and termite treated Aquabar sheeting
<b>BEARERS/JOISTS:</b>	Cypress Pine
<b>FRAME/TRUSS:</b>	Termite treated timber
<b>SITE FALL/INSPECTIONS:</b>	Level site (subject to inspection)/First site inspection free
<b>ELECTRICAL:</b>	15 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom; and two (2) wall lights to front 14 double power points with earth leakage One (1) TV point One (1) smoke detector No allowance, outlets only
<b>DOWNPIPES/TANKS:</b>	
<b>INTERNAL FITTINGS:</b>	
– Rangehood	600mm slide out (stainless steel)
– Oven	Combination under bench (stainless steel)
– Cooktop	Solid electric plates or gas (stainless steel) – (Supply Only for Gas Cooktop)
– Kitchen Sink	Flushline 1½ bowl & drainer (stainless steel)
– Laundry Tub	70 litre tub
– Toilet Suite	4 Star Prima Suite (white)
– Vanity Unit	Custom between walls; double bowl; four (4) doors; three (3) drawers (white)
– Bath	1500mm (white)
– Shower Base	900mm x 900mm (white)
– Shower Screen	Pivot door; clear glass; and semi frameless
– Mirror	1500mm
– Taps	Flick Mixer
– Bathroom Accessories	Projix Range: soap dish, double towel rail; and toilet roll holder
– Hot Water System	Rheem Integrity instantaneous gas – supply only, owner to install on site
– Built-In Robes	2.400 l/m to bedroom one (1); 1.800 l/m to bedrooms two (2) and three (3) with sliding doors
– Door Handles	Lever (Satin Chrome)
– Woodwork	Painted – allowance for five (5) white based colours: exterior; ceiling (white); trims; wet areas; and internal walls
<b>FLY SCREEN DOORS:</b>	Security screens to front; rear and sliding external doors
<b>KITCHEN:</b>	5.200 l/m of 600mm wide bench top; 2.600 l/m overhead cupboards in Polytech Style 3 Profile, including rangehood cupboard with bulkhead to ceiling; and built-in corner pantry
<b>INSULATION:</b>	R4.0 to ceiling; R2.5 & Breather Foil to external walls; Thermofoil to roof; and R2.0 & Silver Foil to subfloor
<b>TILING:</b>	2.0m high to shower and 1.2m to balance of bathroom (depending on tile size) One (1) row of skirting tile to WC and laundry Splash-back to laundry tub Ceramic floor tiles throughout wet areas Splash-back to kitchen (approximately 600mm high)
<b>CORNICE:</b>	90mm (white)