

Villa

ROOF:	Colorbond (15° pitch) 300mm eaves and gable eaves
VERANDAH:	1.500 l/m bullnose roof and deck to front elevation
CARPORT:	Optional extra
EXTERNAL CLADDING:	Hardiplank Woodgrain (staggered ends)
WINDOWS:	Aluminium Sliding with flyscreens and key locks; federation bars to bedroom one (1) and lounge; 1.800 l/m sliding glass door to family room (standard colours only)
FLOORING:	Approved water resistant and termite treated Aquabar sheeting
BEARERS/JOISTS:	Cypress Pine
FRAME/TRUSS:	Termite treated timber
SITE FALL/INSPECTIONS:	Level site (subject to inspection)/First site inspection free
ELECTRICAL:	14 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom 13 double power points with earth leakage Two (2) TV points Two (2) smoke detectors No allowance, outlets only
DOWNPIPES/TANKS:	
INTERNAL FITTINGS:	
– 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) with flick mixer tap
– Laundry Tub	45 litre Tub
– Toilet Suite	4 Star Prima Suite (white)
– Vanity Unit	Tammarq 900mm
– Bath	1500mm (white) with hob between bath and shower
– Shower Base	900mm x 900mm (white)
– Shower Screen	Pivot sliding door; clear glass; and semi frameless
– Mirror	900mm
– 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	Walk in robe to bedroom one (1); 1.800 l/m to bedrooms two (2) and three (3) with sliding doors
– Door Handles	Lever (Satin Chrome)
– Paintwork	Allowance for five (5) white based colours: exterior; ceiling (white); trims; wet areas; and internal walls
FLY SCREEN DOORS:	Security screens to front; rear; and sliding external doors
KITCHEN:	6.750 l/m of 600mm wide bench top, including breakfast bar; 2.600 l/m overhead cupboards, including rangehood cupboard with bulkhead to ceiling; and 1.000 l/m pantry at front
INSULATION:	R4.0 to ceiling; R2.5 & Breather Foil to external walls; Thermofoil to roof; and R2.0 & Silver Foil to subfloor
TILING:	2.0m high to shower (depending on tile size) 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)
CORNICE:	90mm (white)