

Flinders

ROOF:	Colorbond 15° pitch, both skillion & gable rooves; 300mm/400mm eaves and gable eaves
VERANDAH:	4.0 l/m x 1.800 l/m portico roof & deck to front with Merbau posts & beams
EXTERNAL CLADDING:	Hardiplank Heritage (staggered end) & Matrix feature cladding to bedroom one (1)
WINDOWS:	Aluminum Sliding with flyscreens & key locks; 21/15 sliding glass door to bedroom one (1) & 21/18 sliding door to dining room (standard colours only)
FLOORING:	Approved water resistant & 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:	25 light points, including round LED light to kitchen, four (4) downlights to loungeroom & two (2) heat IXL to bathroom & ensuite 19 double power points & two (2) single power points with earth leakage Three (3) TV points Three (3) smoke detectors No allowance, outlets only
DOWNPIPES/TANKS:	
INTERNAL FITTINGS:	
– Rangehood	600mm slide out (stainless steel)
– Oven	Wall Oven unit (stainless steel)
– Cooktop	Ceran Knob electric or gas (stainless steel) – (Supply Only for Ceramic or Gas Cooktop)
– Kitchen Sink	Flushline 1½ bowl & drainer (stainless steel)
– Dishwasher	Underbench (stainless steel) – supply only
– Laundry Tub	30 litre Tub (white ICE Stainless Steel bowl)
– Toilet Suites	4 Star Prima Suite (white)
– Vanity Unit to Bathroom	Tammarq 1200mm gloss– two (2) door, three (3) drawer (white)/flick mixer
– Vanity Unit to Ensuite	Tammarq 750mm gloss – one (1) door, three (3) drawer (white)/flick mixer
– Bath	1530mm Decina ‘UNO’ acrylic with pop up waste (white)
– Shower Base to Bathroom	900mm x 900mm (white)
– Shower Base to Ensuite	1.0m x 1.0m corner (white)
– Shower Screens	Semi-frameless pivot doors; clear glass
– Mirrors	900mm to bathroom & 750mm to ensuite
– Taps	Square flick mixer throughout with vegie spray to laundry tub
– Bathroom Accessories	Square collection range: soap holder; double towel rail; & toilet roll holder
– Hot Water System	Rheem Integrity instantaneous gas – supply only, owner to install on site
– Built-In Robes	2.700 l/m to bedrooms one (1) & three (3); 1.800 l/m to bedrooms two (2) & four (4) with sliding doors
– Front Door	Double rebated XS11 with Africana glass
– Door Handles	Lever (Satin Chrome)
– Paintwork	Allowance for five (5) white based colours: exterior; ceiling (white); trims; wet areas; & internal walls
FLY SCREEN DOORS:	Security screens to rear & sliding external doors
KITCHEN:	8.4 l/m of 600mm wide bench top including breakfast bar; 2.5 l/m overhead cupboards, including rangehood cupboard with bulkhead to ceiling; 2095 mm x 600mm wall oven cupboard; & built-in corner pantry
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 showers & 1.2m to balance of bathroom (depending on tile size) One (1) row of skirting tile to WC, laundry & balance of ensuite Splash-back to laundry tub Ceramic floor tiles throughout wet areas Splash-back to kitchen (approximately 600mm high)
CORNICE:	55mm to raked ceiling & 90mm cornice to balance (white)