

# Gippsland

<b>ROOF:</b>	Colorbond (15° pitch) 450mm eaves and gable eaves
<b>VERANDAHS:</b>	2.100 l/m skillion roof and deck to both side elevations, 1.8 l/m skillion roof and deck to front elevation and alfresco area off family
<b>EXTERNAL CLADDING:</b>	Hardiplank Heritage
<b>WINDOWS:</b>	Aluminium Sliding with flyscreens and key locks; external window surrounds to front elevation only
<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>	27 light points, including down lights to kitchen, family and lounge; Tastic 2 heat to bathroom and ensuite, 3 external wall coach lights and 12 down lights 23 internal and 2 external double power points with earth leakage Three (3) two-way switches Two (2) TV points Two (2) smoke detectors No allowance, outlets only
<b>DOWNPIPES/TANKS:</b>	
<b>INTERNAL FITTINGS:</b>	
– Rangehood	600mm slide out (stainless steel)
– Oven / Cooktop	Free standing 600mm; electric oven with gas cooktop (stainless steel)
– Kitchen Sink	Flushline 1½ bowl & drainer (stainless steel) with flick mixer tap
– Dishwasher	Underbench (stainless steel) – supply only
– Laundry Tub	70 litre Tub
– Toilet Suites	4 Star Prima Suite (white)
– Vanity Unit to Bathroom	Tammarq 900mm
– Vanity Unit to Ensuite	Tammarq 750mm
– Bath	1500mm Freestanding (supply only)
– Shower Base to Bathroom	900mm x 900mm (white)
– Shower Base to Ensuite	1800mm x 900mm (white)
– Sh / Screen to Bathroom	Pivot door; clear glass; and semi frameless
– Shower Screen to Ensuite	1200 fixed panel; clear glass; semi frameless
– Mirrors	900mm x 750mm to bathroom; 750mm x 600mm to ensuite
– Taps	Flick Mixers
– Bathroom Accessories	Quatro range: double towel rails; toilet roll holders; ; robe hooks and towel rings
– Hot Water System	Rheem Integrity instantaneous gas – supply only, owner to install on site
– Built-In Robes	3.600/m to bedroom one(1); 1.800 l/m to bedrooms two (2) and three (3); 2.500 l/m to bedroom four (4) all 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
<b>FLY SCREEN DOORS:</b>	Security screens to rear and sliding external doors
<b>KITCHEN:</b>	3.0 l/m of 600mm wide bench top, including breakfast bar; 1.5 l/m of overhead cupboards, including rangehood cupboard with bulkhead to raked ceiling; and 900 x 900mm 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>	Floor to ceiling to bathroom and ensuite One (1) row of skirting tile to laundry Splash-back to laundry tub Splash-back to kitchen (approximately 600mm high) Ceramic floor tiles throughout wet areas
<b>CORNICE:</b>	90mm cornice (white) Shadow line to raked ceiling area