

Illawarra

ROOF:	Colorbond (15°/20° pitch) four (4) gables; 450mm eaves and gable eaves
VERANDAHS:	2.400 l/m skillion roof and deck to front; and 3.800 l/m skillion roof and deck to rear
EXTERNAL CLADDING:	Hardiplank Woodgrain (staggered ends)
WINDOWS:	Aluminum Sliding with flyscreens and key locks; 21/36 sliding glass door to kitchen (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:	23 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom and ensuite; Three (3) two-way switches 20 double power points with earth leakage; Two (2) TV points Three (3) smoke detectors Including ducting and diffuser to Kitchen No allowance, outlets only
SKYLIGHT:	
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
– Dishwasher	Underbench (stainless steel) – supply only
– Laundry Tub	70 litre drop-in bowl with cupboard under
– Toilet Suites	4 Star Prima Suite (white)
– Vanity Unit to Bathroom	Custom Single Bowl
– Vanity Unit to Ensuite	Tammarq 900mm
– Bath	1675mm (white)
– Shower Base to Bathroom	1200mm x 900mm (white)
– Shower Base to Ensuite	1.0m x 1.0m corner (white)
– Sh / Screen to Bathroom	Pivot doors; clear glass; and semi frameless
– Shower Screen to Ensuite	Fixed/slider; clear glass; and semi frameless
– Mirrors	900mm to bathroom and 750mm to ensuite
– 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; and 0.800 l/m to bedroom four (4) 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:	8.200 l/m of 600mm wide bench top, including breakfast bar; 5.100 l/m overhead cupboards including rangehood cupboard with bulkhead to ceiling; and 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:	1.9m high to showers and 1.2m to balance of bathroom (depending on tile size) One (1) row of skirting tile to WC, laundry and balance of ensuite Splash-back to laundry tub Ceramic floor tiles throughout wet areas Splash-back to kitchen (approximately 600mm high)
CORNICE:	90mm cornice (white)