

# Oxley

<b>ROOF:</b>	Colorbond (15° pitch) with two (2) dutch gables; 450mm eaves
<b>VERANDAHS:</b>	1.800 l/m skillion roof and deck to front; and 3.7 x 4.0m outdoor alfresco area to rear
<b>EXTERNAL CLADDING:</b>	C/Bond Corro with Fine Texture Board to front elevation and alfresco area
<b>WINDOWS:</b>	Aluminum Sliding with flyscreens and key locks; 21/30 sliding stacker glass door to family/alfresco (standard colours 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>	49 light points, including 38 LED downlights & Tastic 2 Heat to bathroom and ensuite 22 double power points with earth leakage Two (2) two-way switches Three (3) TV points Three (3) smoke detectors
<b>DOWNPIPES/TANKS:</b>	No allowance, outlets only
<b>INTERNAL FITTINGS:</b>	
– Rangehood	900mm Slide-out ducted to eaves (stainless steel)
– Oven	900mm Multifunction underbench (black/stainless steel)
– Cooktop	900mm Elect Ceramic touch controls (supply only) (black)
– Kitchen Sink	Flushline 2 bowl (stainless steel)– with flick mixer tap
– Dishwasher	Underbench (stainless steel) – supply only
– Laundry Tub	45 litre bench line with cupboard under
– Toilet Suites	BTW Atlanta II, BTW Bryon with inbuilt cistern and DTL SNV with H/Basin (white)
– Vanity Unit to Bathroom	Tammarq 900mm – two (2) drawer and wall hung with flickmixer
– Vanity Unit to Ensuite	Glacier 900mm – all drawers with flickmixer
– Bath	1580mm Freestanding (white)
– Shower Base to Bathroom	1200mm x 900mm acrylic (white)
– Shower Base to Ensuite	1500mm x 900mm acrylic (white)
– Shower Screens	Clear laminated glass with chrome trim (fixed panel/sliding door) Clear laminated glass with chrome trim (fixed panel/sliding door)
– Mirrors	750mm x 900mm to bathroom and 750mm x 900mm to ensuite
– Taps	Flick mixer
– Bathroom Accessories	Edge range
– Hot Water System	Rheem Integrity instantaneous gas – supply 2 only, owner to install on site
– Built-In Robes	Walk-in robe to bedroom one (1); 3.6 l/m to bedrooms two (2); 2.4 l/m to bedroom three (3) and 1.8 l/m to bedroom four (4)
– Door Handles	Lever (Satin Chrome)
– Paintwork	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 and laundry external doors
<b>KITCHEN:</b>	3000mm island bench with breakfast bar, dishwasher, finger pull all doors/drawers with soft close, 4500mm of overhead cupboards; shelving to laundry & fridge space
<b>INSULATION:</b>	R4.0 to ceiling; R2.5 to external walls; Thermofoil to roof; and R2.5 to subfloor
<b>TILING:</b>	Floor to ceiling tiling to main bathroom and ensuite One (1) row of skirting tile to WC, laundry and Splash-back to laundry tub Ceramic floor tiles throughout wet areas Splash-back to kitchen (approximately 600mm high)
<b>CORNICE:</b>	90mm cornice (white)