

Riverina

ROOF:	Colorbond (15° pitch) Dutch gable to front only and 450mm eaves
EXTERNAL CLADDING:	Hardiplank Woodgrain (staggered ends)
WINDOWS:	Aluminum Sliding, including flyscreens and key locks (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:	19 light points, including round LED light to kitchen Tastic 2 Heat to bathroom, two (2) LED lights to rear verandah Four (4) two-way switches 17 double power points with earth leakage One (1) TV point Two (2) smoke detectors No allowance, outlets only
DOWNPIPES/TANKS:	
INTERNAL FITTINGS:	
– Rangehood	900mm slide out (stainless steel)
– Oven / Cooktop	900mm combination upright electric oven/gas cooktop (stainless steel)
– Kitchen Sink	Flushline single bowl & drainer (stainless steel)
– Dishwasher	Underbench (stainless steel) – supply only
– Laundry Tub	70 litre Tub Stainless steel
– Toilet Suite	4 Star Prima Suite
– Vanity Unit	Tammarq 750mm 2 drawer Clare13
– Bath	1600mm Freestanding Aura (white)
– Shower Base	900mm x 900mm (white)
– Shower Screen	Pivot, clear glass, semi frameless (Chrome)
– Mirror	750mm Shaving cabinet Supreme
– Taps	Projix Pin Flick mixer (Chrome)
– Bathroom Accessories	Projix range: double towel rail; and toilet roll holder (Chrome)
– Hot Water System	Rheem Integrity instantaneous gas – supply only, owner to install on site
– Built-In Robes	3.60 l/m to bedrooms one (1) with 4 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 and rear doors
KITCHEN:	2.60 l/m of 600mm wide bench top plus 1.40 l/m waterfall island sink bench, 2.60 l/m overhead cupboards, including rangehood cupboard with bulkhead to ceiling; built-in 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 and 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)