

Newell

ROOF:	Colorbond (17.5° pitch) with a hip roof and 450mm eaves
VERANDAH:	1.800 l/m skillion roof and deck to front elevation
EXTERNAL CLADDING:	Hardiplank Newport (staggered ends)
WINDOWS:	Aluminium Sliding, including tinted glass, flyscreens and key locks; 1.800 l/m sliding glass door to dining room
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:	16 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom; and two (2) wall lights 16 double power points with earth leakage Two (2) TV points Two (2) smoke detectors No allowance, outlets only
DOWNPIPES/TANKS:	
INTERNAL FITTINGS:	
– Rangehood	600mm slide out (stainless steel)
– Oven	Combination underbench (stainless steel)
– Cooktop	Solid electric plates or gas (stainless steel) – (Supply Only for Gas Cooktop)
– Kitchen Sink	Flushline 1½ bowl & drainer (stainless steel)
– Dishwasher	Euromaid DWS (white/stainless steel)
– Laundry Tub	45 litre stainless steel tub and white cabinet
– Toilet Suite	4 Star Prima Suite (white)
– Vanity Unit	Tammarq 900mm
– Bath	1500mm (white)
– Shower Base	900mm x 900mm (white)
– Shower Screen	Pivot door; clear glass; and semi frameless
– Mirror	900mm
– Taps	Flick Mixer
– Bathroom Accessories	Projix range: soap dish; double towel rail; and toilet roll holder
– Hot Water System	Rheem Integrity (gas instantaneous) – supply only, owner to install on site
– Built-In Robe	1.800 l/m to bedroom two (2) with sliding doors
– Laundry Cupboard	2100mm x 1100mm half broom, half linen storage (white)
– Front Door	PCL4G with inca glass
– Door Handles	Lever (Satin Chrome)
– Woodwork	Painted – 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:	6.200 l/m of 600mm wide bench top, including breakfast bar; 2.580 l/m tech panel profile 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:	2.0m high to shower 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)
CEILINGS/CORNICE:	Raked ceiling to lounge/dining with 55mm cornice (white); and 2.4m to remainder with 90mm cornice (white)