

SMART START ESSENTIALS

FACADE	Premium Designer Facade included
EAVES	450mm eaves to whole house (Design Specific)
KITCHEN	Polytec melamine flush panel doors, drawers and panels in Matt or Sheen Finish 16mm solid rear panel to carcass in melamine Polytec laminate bench top Microwave space with GPO Dishwasher space with GPO and tap under sink Full double bowl stainless steel sink Phoenix chrome gooseneck kitchen sink mixer Soft close kitchen drawers and doors Overhead cupboards Slide out waste bin Fridge space water point Finished bulkheads over all overhead cupboards and fridge space
APPLIANCES	Westinghouse 900mm Freestanding oven Westinghouse 900mm Canopy range hood
LAUNDRY	Polytec melamine soft close cabinets in Matt or Sheen Finish with Polytec laminate bench top Tiled splash back Stainless steel drop in tub Phoenix chrome sink mixer tap
VANITY	Polytec melamine wall hung soft close cabinets in Matt or Sheen Finish 20mm Stone vanity top with inset or above counter basin
MIRRORS	Frameless pencil edge mirrors above vanities
SHOWERS	Semi frameless shower screens to all showers Niche / Shampoo Wall to each shower
BATH TUB	Freestanding back-to-wall bathtub
TOILET SUITES	Chios II close coupled ceramic toilet suite
TAPWARE	Phoenix chrome tap ware (Builders Range)
ACCESSORIES	Phoenix chrome single towel rail, hand towel & toilet roll holder
EXHAUST FANS	Exhaust fans to all bathrooms with showers, and laundry
DOOR FURNITURE	Gainsborough chrome lever sets to all internal doors Trilock chrome lockset to front entrance door TradePro chrome lockset to external hinged door (laundry and garage doors) Deadlock to external laundry hinged door(where applicable)
PAINT	Internal: Wattyl I.D Advanced system External: All-weather Solagard gloss to feature timber work Solagard surfmist to eaves and quad All-weather Solagard to PVC down pipes
WATERPROOFING	Wet areas waterproofed to Australian Standards
CLEANING	House cleaned, site cleaned. High pressure brick clean on completion
TILES	Gloss Tiles to kitchen splash backs from top of bench top to underside of overhead cupboards 450mm Wet Area Tiles to bathroom, ensuite, powder and laundry floors 450mm Skirting tile to all bathrooms, ensuite, powder, laundry 450mm Wall tiles around bathtub up to 1m off floor level 450mm Wall tiles to shower to top of screen
HOT WATER	Premium instantaneous hot water system or a default no cost upgrade to the minimum compliance required hot water system
PLUMBING	One garden tap to front and rear walls externally including the recycled water tap - 2x taps total Recycled water tap on closest external wall to water tank, where tank applicable, front tap to be recycled water where street-connected recycling is used Water tank at no extra cost where required for compliance; specific to location of home (90mm round PVC down pipes when tank used) 90 x 50mm down pipes or 90mm PVC
HEATING & COOLING	13KW Refrigerated ducted air conditioning single phase 13KW system with 2 zones One operable zone at any one time at full capacity. 100m2 living area per zone
ENERGY EFFICIENCY	7-star energy compliance guaranteed (design or window modifications could incur additional costs)

ELECTRICAL

2 x RCD safety switches to meter box
 2 x Hardwired smoke detectors
 Communications conduit from front boundary to underside of meter box
 1 x Clipsal Iconic DGPO to bedrooms, living areas, garage, kitchen (excludes Water Closet & Powder Room), Laundry (washing machine location)
 1 x weatherproof outdoor double GPO to external wall.
 Single Clipsal Iconic GPO to garage ceiling for remote garage door
 1x LED 9-watt downlight to front porch
 4x LED 9-watt downlights to kitchen, living, family, dining & rumpus (If in design), 4 per room
 2x LED 9-watt downlights in garage & alfresco (If in design)
 1x LED 9-watt downlight to each bedroom, study, bathroom, ensuite, powder, entry hall, laundry
 2x LED 9-watt downlights to master bedroom
 1x LED 9-watt downlight to outside laundry door and rear door area
 1 x TV point + Clipsal Iconic DGPO to family room and master bedroom
 1x Standard TV Antenna
 1 x Phone point to family room
 1 x CAT6 data point to family room and master bedroom connected back to modem location
 1x Clipsal Iconic DGPO at NBN garage and Modem location, CAT6 data point to connect from NBN location to nominated modem location by owner (default modem location is next to NBN in garage)
 1x Electric vehicle charging provision to internal garage wall
 1x Ceiling fan to main living area (Family/Dining Room)

FLOORING

450mm tiles to porch and alfresco
 450mm tiles to front door threshold, entry hall, family, dining and kitchen
 Silver Series carpet to remainder of house including bedrooms and stairs (where applicable)

SOLAR

6KW Solar panel package with inverter and corresponding solar panels

NBN READY

1 x NBN conduit from under meter box area to inside garage wall

GARAGE DOOR

Panel lift-safe garage door
 Remote controlled garage door opener with 2 remote fobs

SECURITY

Dual camera video doorbell system

INSULATION

R2.7 Glass wool batts to external perimeter walls
 R6.0 Glass wool batts to roof space of house
 R2.0 Glass wool batts to internal garage walls
 External wall wrap
 Roof sarking

SKIRTING/ ARCHITRAVES

66 x 18mm square edge architraves
 JUMBO 92 x 18mm square edge skirting boards

ROBES

Mirror sliding doors to all robes
 One 16mm melamine shelf with hanging rail

FRONT DOOR

Solid core 820-1200mm x 2040mm Hume Vauclose Series door

INTERNAL DOORS

2040mm Hume Redicoat flush panel doors

SLIDING DOORS

Clear glazing with powder-coated aluminium frames and keyed locks

WINDOWS

Clear glazing with powder-coated aluminium frames and keyed locks and insect screens privacy glass to bathrooms

CONCRETE SLAB

Building on land with up-to 800mm of fall from boundary to boundary in any direction
 Maximum cut & fill within 800mm
 Excavation & soil removal up-to 800mm
 H1 Class Concrete Slab
 Certified by structural engineer

PIERING

Up to 50Lm concrete piercing included

STRUCTURAL FRAMES

90 x 35mm MGPI0 studs throughout internal and external walls

CEILINGS

Ground floor nominal height 2595mm
 90mm cove cornice

BRICKS

PGH Bricks from Townhouse, Desert or Foundation ranges

ROOF

Bristle Designer / Classic concrete tiles
 Colorbond fascia and gutter

BUSH FIRE RATING

Up to BAL 12.5 (If Required)

TERMITE PROTECTION

Reticulated perimeter pipe control system
 Rechargeable for long term protection