

- Architecturally designed homes.
- State of the art integrated phone, front gate, intercom and security system (including burglar alarm).
- Broadband available.
- Zoned ducted air conditioning.
- Steel frame homes.
- External walls clad with acoustically and thermally rated CSR Hebel.
- Exterior Dulux render and paint finish.
- Colorbond metal roof on prefabricated steel frame with thermal insulation.
- Homes built to wind loading N3.
- Covered patios.
- Concrete pathways ramped to at least one doorway.
- Front doors minimum 920mm and internal doors minimum 820mm (apart from walk in robes/ensuite, if applicable).
- Gainsborough Trilock lever action handle with deadlock to front door.
- Aluminium framed, key lockable windows and external sliding glass doors.
- Insect screens to opening windows and external sliding doors.
- Exposed aggregate finish to driveway, services area and ramped, front path.
- Electrical provision for motorised outdoor blinds.
- Homes fenced and screened.
- Clothesline installed.
- Fully enclosed garage with remote control operated, panel-lift door.
- Garage floor covered with seamless non slip epoxy coating.

- Lever action handles to all swing doors. Door stops to all swing doors.
- Floor coverings included are generally, ceramic tiles to porch, patio, courtyard, entry, kitchen, dining, laundry, bath and WC, with carpet elsewhere generally.
- Downlights in living areas and bedrooms.
- Generally 15 double power points and five single, depending on home style.
- Two telephone points (mode three switch for owner provision of Emergency Response Unit).
- Two television outlets per home, three outlets for two storey homes.
- Hard-wired smoke detectors.
- 45 litre stainless steel drop in laundry tub with mixer and built in cabinets.
- Concealed washing machine taps.
- Natural gas point to the patio for your BBQ.
- On demand gas hot-water system.
- Pre-wired Austar capability.
- Architecturally landscaped gardens, lawns and streetscape.
- Clothes dryer supplied with all double garage homes with laundries that don't have direct access to the courtyard or external area.
- Roof storage floor fitted on all homes where possible.
- Structural provision for pergolas.
- Stormwater provision for future pergolas.
- Pre-approval for pergolas where applicable.
- Mechanically vented, internal laundries, bathrooms and toilets where applicable.
- Underground rainwater tank, approximately 4000L.

SPECIAL FEATURES:

KITCHENS

- Stone benchtops (refer to scheme).
- European, stainless steel appliances including either Miele or Blanco.
- Coloured glass splashbacks.
- Underslung sinks.
- Stainless steel, fan forced electric wall oven, gas cooktop, microwave and rangehood included.
- Externally vented rangehood exhaust.
- Kitchen cabinets with bulkheads to ceiling.
- Microwave with trim kit.
- Dishwasher space provided with tiled area and provision for water, power and drainage.

BATHROOMS (including Master Ensuite)

- Stone benchtops (refer to scheme).
- Full height wall tiling.
- Polished edge mirrors, double towel rail, toilet roll holder and shower shelf.
- Twin bulb, heater fan lights in bathroom and ensuite.
- Single semi-recessed bowl and flickmixer tap to bathroom and double semi-recessed bowl and flickmixer tap to ensuite.