



Choice of External Colours



Option 1.

Woodland grey roof Kurrajong Bricks Surfmist Fascia & windows Woodland Grey Garage door Surfmist front door



Option 2.

Surfmist roof Heathwood Bricks Woodland Grey Fascia Surfmist windows Surfmist Garage door Surfmist front door



Option 3.

Monument roof Jarrah Bricks Monument Fascia & windows Monument Garage door Surfmist front door

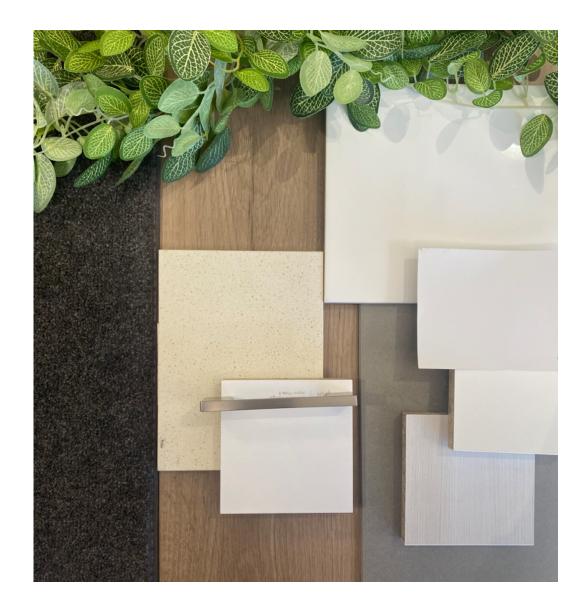
Inclusions



Building Permit Building Insurance T2 Treated pine frame 450mm wide eaves around the home Remote controlled garage door with two remotes Plaster lined walls and ceilings Concrete slab flooring Double glazed aluminium windows Locks to all openable windows Aluminium flyscreens on all windows & sliding door Obscure glass to Bathroom, Ensuite and W/C R5.0 ceiling batts excluding garage R2.5 wall batts to walls dividing home and garage R2.5 Batts and foil to all external walls 50m2 concrete for driveway and paths Clothes line TV antenna

Stone benchtop to the Kitchen and Ensuite Tile to the ceiling in the Ensuite 2x Double power points per room, Master has 3 Hard wired smoke detectors Exhaust fans in Ensuite, Bathroom and W/C Three television points Iconic light switches and power points External lights on each external door LED lights throughout Refrigerated Heating and cooling 2550mm High ceilings Plasterboard ceiling fixed to metal battens 10mm Plasterboard to all wet areas 75mm Cove cornice throughout 67mm Skirting and Architraves – Bevelled profile Electric boosted Solar hot water service Waterproof double power points Quality Wattyl 3 coat paint

Ask about the optional extra of adding on an Alfresco



Internal Colour Option 1.

Internal wall colour - Strauss White Ceiling painted in Sessions Builder white Doors, Architrave & Skirtings painted, -Sessions Builder White in Semigloss WK Stone Benchtop Kitchen & Ensuite – Polar Nikpol Kitchen cabinets - Premium White 9 Nikpol Bathroom Benchtop – Premium White 9 Nikpol Bathroom and Ensuite cabinets –Surfside Ash SN Kitchen splashback 200 x 400 Whit tiles in brick pattern Bathroom, Ensuite & Laundry floor MON Dark grey tile 450 x 450 Bathroom & Ensuite walls 300 x 600 white ceramic vertical stack Carpet in the bedrooms - colour Shadow Choice of either:

450 x 450 MON Dark Grey ceramic tiles **or** Tamarian Oak Vinyl flooring

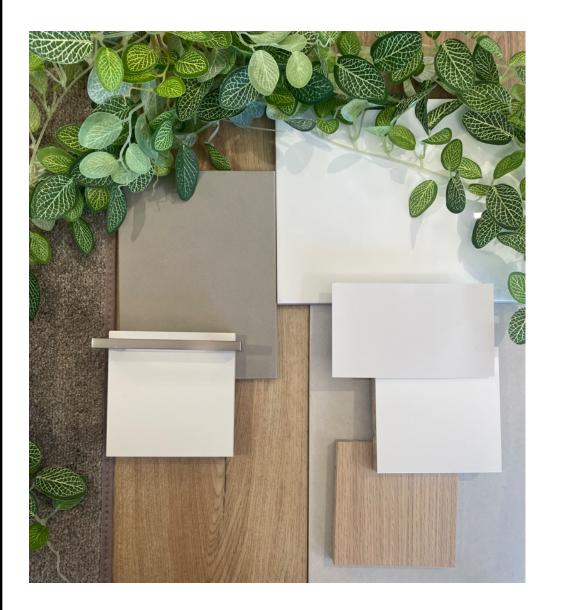




Internal Colour Option 2.

Internal wall colour – Winter Mushroom Ceiling painted in Sessions Builder white Doors, Architrave & Skirtings painted, -Sessions Builder White in Semigloss WK Stone Benchtop Kitchen & Ensuite – Driftwood Grey Nikpol Kitchen cabinets - Overheads Sand Babara SN Base cabinets – Porcelain 9 Nikpol Bathroom Benchtop - Porcelain 9 Nikpol Bathroom and Ensuite cabinets – Sand Barbara SN Kitchen splashback 200 x 400 Whit tiles Vertical stack Bathroom, Ensuite & Laundry floor MON White tile 450 x 450 Bathroom & Ensuite walls 450 x450 MON white ceramic Carpet in the bedrooms - colour Coastal Choice of either:

450 x 450 MON Dark White ceramic tiles **or** Safari Sun Vinyl flooring







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PERMER & PAYER	



Plumbing Fittings & Fixtures:

- Posh Solus 1 ³/₄ Kitchen sink with Goose neck mixer
- Fisher & Paykel 900mm Electric Appliances
- Laundry trough and cabinet
- Posh Solus vanity basin with Soothe mixer
- Twin shower rail in the Ensuite and single in the Bathroom
- Bath in Hob with wall mixer
- Double towel rail
- Back to wall rimless toilet









Doors and Handles

Gainsborough Door Handles in Satin Chrome throughout Double Cylinder entrance Tri-Lock on the front door Key in lever on the Laundry, External Garage and Garage into House Privacy handles on the Bathroom and W/C doors Matte Crome trim on all robe doors





