

145B Hastings Street

Specifications

Exterior Walls

Double brick with textured finish. Aluminium Battens as per the plans and Feature Brickwork as per the plan/3D render

Roof Cover	Custom Orb Colorbond in Surf Mist
Concrete Slabs	Solid concrete to engineering specifications
Driveway, Paths and Drying areas	Washed concrete
Courtyards	Washed concrete
Garage Floor Finish	Concrete
Garage Doors	Cladded garage door like 3D render
Courtyard Roof Cover	Vergola system in the courtyard as per plans Electric and with a sensor
Courtyard Inclusions	Exterior GPO's
Infill Panels	Aluminium slates
External Windows, Sliding Doors	Surf Mist powder coated aluminium frames and glazing
Flyscreens	Flyscreens to all sliding doors or awning windows
Front Door	Aluminium surf mist frame and timber painted door)
Letterboxes	Lockable front retrieval
Clothesline	Hills clothesline to be provided
Landscaping	Fully landscaped, Includes reticulation

Electrical & Communications

Fire Alarm	Included
Smoke Detectors	Included
Light Fittings	LED downlights throughout
Feature Lighting	MFL Gypsum wall lights on stairs
Exhaust Fans	Provided to ensuite, bathroom powder room and ducted to external air
GPO/Switch Plates	Generous provisions throughout.
TV Points	Provided to living rooms and master bedroom
Telephone and Data	Provide to the living areas
NBN	NBN ready

Interiors

Internal Walls	Painted walls in Natural White
Ceilings	Skimmed ceilings and gyprock where required as per the working drawings
Cornice	Aria cornice other than the garage.
Internal Doors	Painted flush panel doors JDS Deluxe profile
Door Frame	
Internal Door Hardware	Zanda Epica Brushed Nickel
Skirting	42 x 19 square dress skirting throughout, excluding staircase

Robe Fit Out (master bedrooms)	Budget of \$15,000 for fit out
Robe Fit Out (Minor bedrooms)	1/2 Full Hang and 1/2 Halve Hang with sliding mirror or white glass door
Linen	4 Shelves in linen with sliding mirror or white glass door

Kitchen, Bathroom, Powder Room and Laundry

Kitchen Cabinetwork	Contemporary laminate finish as per colour schemes. Soft close drawers provided. Overhead cupboards as per the interior layouts.	Bathroom/Ensuite Shower	Frameless clear glazed shower screens with brushed stainless steel fixings
Kitchen Benchtops	Selected reconstituted stone benchtop.	Vanity Mirrors	Frameless mirrors provided
Kitchen Splashback	Selected ceramic/porcelain tiles as per the colour schemes	Bathroom/Ensuite Floor Tiles	Selected 300 x 600 porcelain tiles as per the colour schemes

Microwave Recess	Provided with power point
Fridge Recess	Provided power point and water supply
Ensuite, Bathroom, Powder Room and Laundry Vanity Cabinetwork	Contemporary laminate finish as per colour schemes. Soft close drawers provided.
Ensuite, Bathroom, Powder Room Vanity and Laundry Benchtops	Selected reconstituted stone benchtop

Sanitary Fixtures & Tapware

Kitchen Tap	Brushed Nickel benchmounted mixer
Kitchen Sink	Undermount double bowl stainless steel
Bathroom & Ensuite Vanity Basins	Undermount basin in white
Bathroom & Ensuite Vanity Taps	Bench mount tap set in Brushed Nickel
W/C	Close coupled
Shower Head and Mixer	Brushed Nickel rail shower
Bathroom & Ensuite Towel Rails	Double rail in Brushed Nickel
Bathroom, Ensuite & Powder Room Toilet Roll Holder	Brushed Nickel
Laundry Tap	Brushed Nickel benchmounted mixer
Laundry Trough	Undermount stainless steel trough

Bathroom/Ensuite Wall Tiles	Selected 300 x 600 porcelain tiles as per the colour schemes.
Bathroom/Ensuite Feature Tiles	Selected tiles as per the colour schemes
Washing Machine Recess	Provided with power point and concealed washing machine taps
Tiling Height	Full height to all wet areas

Appliances

Cooktop	Miele 90cm PowerFlex Induction or Miele 90cm Gas
Oven	2 x Miele 60cm, 76L pyrolytic oven
Rangehood	Integrated rangehood - miele 70cm built in rangehood
Dishwasher	Integrated - Miele 60cm dishwasher
BBQ	Provision provided

Finishes to Completion

Air-Conditioning	Ducted air conditioning system throughout.
Insulation	R4 batts to the ceilings.
General Flooring	Engineered timber to everywhere other than wet areas and bedrooms.
Carpets	Quality carpets to bedrooms and robes
Internal Balustrade	Aluminium powdercoated flat bar in flat white
Lift	Provision provided
Painting	Full paint finish to internal walls and ceilings in a neutral colour