

HIGHFOREST

FINISHES & INCLUSIONS

HOUSES





Artist's impression as at April 2024. Architecture, landscaping and finishes are indicative only and subject to change. Furnishings in this artist's impression are not included. Views depicted by this image are indicative only.

INTERIOR FINISHES AND INCLUSIONS

SUMMER



AUTUMN



INTERIORS

INTERNAL WALLS

- Plasterboard with low VOC paint system and semi gloss finish to woodwork

INTERNAL DOORS

- Paint finish doors
- Satin hinges and latches
- Satin finish levers
- Satin finish door stops, where applicable

LINEN CUPBOARD

- Included as per sales plans

MOULDINGS

- Painted pine architraves and skirting

INTERNAL STAIRCASES

- Staircase with timber handrail and carpet to treads and risers, where applicable

LIGHT FITTINGS

- LED downlights to all rooms, wall lights to stairs and external wall light fittings to entry and patio, where applicable

AIR CONDITIONING & FANS

- Fully ducted air conditioning
- Ceiling fans to living spaces and bedrooms

FLOORING

CARPET

- Wool blend carpet to second storey, stairs and bedrooms

TILING

- Porcelain floor tiles to ground entry ways, ground floor and lower ground floor, where applicable

KITCHEN

KITCHEN CUPBOARDS

- Timber look or colour laminate doors, with white lining to interiors and soft close drawers
- Pantry and butlers pantry, where applicable

KITCHEN BENCHTOP

- Porcelain stone with waterfall edge, where applicable

KITCHEN SINK

- Double bowl stainless steel under mount sink

TAPWARE & FITTINGS

- Brushed nickel mixer

KITCHEN APPLIANCES

- Smeg appliances including 90cm induction cooktop, 2 x 60cm ovens, microwave, fully integrated dishwasher and 90cm concealed and ducted rangehood

FEATURE LIGHTING

- LED strip lighting to the underneath of overhead cupboards

BATHROOMS

WALL & FLOOR TILING

- Porcelain floor tiles and full height porcelain wall tiling to bathroom and ensuite

VANITY UNITS

- Porcelain benchtop with timber look laminate vanity
- Wall basin to powder room, where applicable

VANITY MIRRORS

- Wall mounted mirrored cabinet above vanity
- Wall mirror to powder room, where applicable

TAPWARE & FITTINGS

- Brushed nickel tapware and hardware
- Brushed nickel hand-held shower with overhead rose

BATH & SHOWER

- Back to wall freestanding bathtub, where applicable
- Frameless shower screen and door

TOILET SUITES

- Back to wall toilet suite with soft close seat and concealed cistern

LAUNDRY

FLOORING

- Porcelain floor tiles

LAUNDRY JOINERY

- Stainless steel 35L tub
- Overhead and under bench joinery

TAPWARE & FITTINGS

- Brushed nickel mixer

BEDROOMS

WARDROBES

- Sliding robe doors
- Double and single hanging, 1 x set of drawers with shelves above

ELECTRICAL

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- Safety switches
- Smoke detectors
- TV points
- Phone points
- NBN connection with data points to all bedrooms, living room, family room and study, where applicable to home design

POWER OUTLET (indicative list only, subject to change):

- 3 x Double GPOs to master bedroom and living areas
- 2 x Double GPOs minimum to kitchen and all remaining bedrooms
- 1 x Double GPO to dining, garage, laundry, ensuite and bathrooms
- 1 x Waterproof GPO to first floor balcony adjacent to living area, where applicable
- 1 x Waterproof Double GPO to patio area
- 1 x Double GPO to under stair storage, where applicable
- 1 x Double GPO in entry area of 2.5 storey homes only

EXTERIOR FINISHES AND INCLUSIONS



FACADE MATERIALS (where applicable)

- Rendered lightweight cladding
- Fibre cement cover batten cladding
- Feature timber-look vertical rib
- Vertical metal standing seam
- Feature tile cladding
- Rendered hebel panel
- Brickwork face brick
- External operable Venetian blinds

WINDOWS (where applicable)

- Aluminium powder-coated sliding and awning windows
- Flyscreens to operable windows, where applicable

ROOFING (where applicable)

- Flat metal decking roof
- Tile roof to homes with a pitch roof
- Colourbond steel fascia and gutters
- 6.6Kw solar panels

FRONT DOOR

- Timber entry door with either painted or timber batten finish

GARAGE DOOR

- Sectional overhead door with automatic door opener and remote control

EXTERIOR

- Powdercoated galvanised steel letterbox
- TV aerial installed on roof
- Folding frame clothesline
- Either electric heat pump or solar hot water unit, as applicable
- 1,500L above ground rainwater tank
- Air conditioning unit
- Bin enclosures, where applicable

TAPWARE & FITTINGS

- Brass garden taps to front and rear

DRIVEWAY & REAR PATIO

- Concrete with exposed aggregate driveway
- Tile finish to porch and patio
- Operable pergola to rear patio, where applicable
- Retractable awning to patios where applicable

LANDSCAPING

- All lots landscaped to Mirvac specification



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RECYCLED PAPER



CARBON NEUTRAL



100% BIODEGRADABLE

The information contained in this brochure is believed to be correct but is not guaranteed. The finishes and fixtures list was prepared prior to commencement of construction. Renders are artist's impressions and are intended to represent a typical kitchen and bathroom layout and do not represent all kitchen and bathroom layouts at HIGHFOREST. Refer to the sales plans for your property for the proposed layout, which is subject to changes in accordance with the terms of the contract for sale. Prospective purchasers must refer to the contract for sale for the list of inclusions. Fittings, fixtures and appliances stated are as intended at the date of publication of this list and are subject to change or substitution in accordance with the contract for sale. Version 3: Correct as at 09/10/2025.