

## LUXURY HOME INCLUSIONS LOT 7-04

### 1. FACADES

Hebel with render coat applied finish.

### 2. WINDOWS

Aluminium powder-coated sliding and awning windows. Metal mesh screens to openable windows (excludes sliding and hinged doors).

### 3. ROOFING

Metal roof, metal fascia and gutters.

### 4. FRONT DOOR

Selected entry door with stained timber finish.

### 5. CEILINGS

Minimum 2970mm to ground floor living areas and 2400mm to first floor.

### 6. INTERNAL WALLS

Plasterboard with low VOC matt 3 coat paint system with semi-gloss finish to woodwork.

### 7. INTERNAL DOORS

Paint finish flush doors with chrome hinges and latches.

### 8. DOOR FURNITURE

#### External

Lever with lock.

#### Internal

Chrome finish levers.

Privacy adaptor included to bedroom 1, bathrooms and ensuite.

Chrome finish door stops to all living area and bedroom doors.

### 9. GARAGE DOORS

Sectional overhead garage door with door opener and remote control.

### 10. KITCHEN CUPBOARDS

Polyurethane and melamine timbergrain cabinet fronts with white melamine lining to interiors, soft close drawers and pull out bin under sink. Bulkheads to overhead cupboards. Water point to refrigerator space.

### 11. KITCHEN BENCHTOP & WATERFALL END PANELS

Porcelain slab with 40mm square edge profile and waterfall end panels.

### 12. KITCHEN SINK

Clark double bowl stainless steel under mount sink.

### 13. KITCHEN APPLIANCES

#### Luxury Homes

Cooktop - Smeg 90cm black glass, induction.

Oven - Smeg 90cm stainless steel, electric.

Rangehood - Smeg concealed stainless steel, ducted externally.

Dishwasher - Smeg fully integrated.

### 14. HOT WATER SYSTEM

Gas instantaneous hot water system.

### 15. CARPET

Selected quality nylon carpet throughout excluding tiled areas.

### 16. WALL AND FLOOR TILING

Porcelain floor tiles 600x600mm to ground floor living areas.

Porcelain floor tiles to wet area floors with full height wall tiling to bathroom and ensuite with tiled wall niche to showers.

Porcelain slab splashback to kitchen to match benchtop selection.

Ceramic tiles to laundry splashback.

### 17. VANITY UNITS

Ceramic inset basin on porcelain slab benchtop with 40mm edge profile and wall mounted vanity joinery with timbergrain melamine mirror cabinet to bathrooms and ensuite.

### 18. LAUNDRY TUB

Flushline stainless steel tub on porcelain slab benchtop with 40mm edge profile and timbergrain melamine cabinet with concealed by-pass.

### 19. BATHROOM ACCESSORIES

Caroma chrome towel rail and toilet roll holder.

### 20. BATH

Caroma white back to wall freestanding bath

### 21. SHOWER SCREENS

Semi frameless and powdercoat aluminium with pivot door.

### 22. TOILET SUITES

Back to wall vitreous china toilet suite with soft close seat.

### 23. TAPWARE AND FITTINGS

#### Wet areas

Caroma chrome mixers.

Caroma shower on rail with overhead shower.

#### Laundry

Chrome sink mixer with pull out spray.

#### Kitchen

Caroma chrome sink mixer.

#### External

Front and rear garden taps.

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### 24. VANITY MIRRORS

Mirror cabinet with open shelf to bathrooms and ensuite.

### 25. WARDROBES

Included as shown on plan, powdercoat aluminium framed mirror sliding doors with white melamine robe fitout.

### 26. LINEN CUPBOARD

Included as shown on plans with 4 white melamine shelves.

### 27. MOULDINGS

Painted pine architraves and skirting.

### 28. INTERNAL STAIRCASE

Plasterboard wall with painted timber handrail, carpet to treads and risers.

### 29. ELECTRICAL

Safety switches, smoke detectors, 3 x double power points to living room and bedroom

1, 2 x double power points to kitchen splashback and other bedrooms and single power points to all appliances.

1 x external weatherproof double power point adjacent patio area.

2 x TV points.

2 x phone points.

NBN connection with data points to all bedrooms and living room.

Exhaust fans to bathrooms, ensuite and laundry.

### 30. SECURITY SYSTEM

Home security alarm system with touch control pad.

### 31. GAS

1 x internal gas heating point.

1 x external gas point adjacent patio area.

### 32. LIGHT FITTINGS

LED downlights to all rooms with LED stair wall light and external wall light fitting to entry and balcony. Batten light to garage and sensor wall light to rear yard.

### 33. AIR CONDITIONING

Fully ducted air conditioning.

### 34. LETTER BOX

Selected powdercoated letterbox plinth.

### 35. INSULATION

Minimum R2.0 Glasswool batts to all external walls and minimum R3.5 ceiling insulation with roof over (excluding garages).

### 36. DRIVEWAY AND REAR PATIO

Applied finish to concrete driveway and tiles to rear patio.

### 37. TV ANTENNA

TV aerial installed on roof.

### 38. CLOTHESLINE

External folding frame clothesline.

### 39. RAINWATER TANK

Rainwater tank plumbed for washing machine, toilet flushing and external garden tap.

### 40. FENCING

Treated pine interlot side fencing, painted timber batten fencing to street facing with gate access. Powdercoat metal picket with stacked sandstone rock retaining to rear.

### 41. LANDSCAPING

All lots landscaped to Mirvac specification.

### 42. SOLAR ENERGY

Minimum 7kW Solar PV rooftop panels with inverter.

### 43. EV CHARGING PROVISION

Provision with power (32amp) for EV car charger.