

KITCHEN

ITEM	SPECIFICATIONS
Appliances	600mm black glass finish electric under bench Bosch oven 600mm black glass finish 4-zone gas Bosch cooktop Stainless steel undermount rangehood Semi-integrated Bosch dishwasher
Benchtop	Reconstituted stone with feature waterfall end
Joinery	Decorative laminate doors and draw fronts
Sink	Undermount double bowl stainless steel sink
Tapware	Gooseneck kitchen mixer
Splashback	Feature tile splashback
Floor	Hybrid timber look flooring
Lighting	Recessed LED downlights with feature lighting over kitchen island bench

BATHROOMS / ENSUITE

ITEM	SPECIFICATIONS
Vanity Benchtop	Reconstituted stone
Vanity Joinery	Decorative laminate doors and draw fronts
Basin	Ceramic basin with overflow and chrome pop-up waste
Tapware	Handheld shower rail set. Shower and basin mixers
Mirror	Wall mounted feature mirror over basins with feature tiling to mirror wall
Shower Screen	Semi-frameless with safety glass
Toilet	Back to wall suite with dual flush & soft close seat
Accessories	Towel rails, toilet roll holders, tiled shower niche to ensuite and shower shelf to bathroom
Walls	Ceramic tiles to shower recess
Floors & Skirting	Ceramic tiles and tiled waste to showers
Lighting	Recessed LED downlights
Fan	Externally vented ceiling exhaust fan

LIVING / DINING

ITEM	SPECIFICATIONS
Floor	Hybrid timber look flooring
Lighting	Recessed LED downlights
Fan	Ceiling fan to living

BEDROOMS

ITEM	SPECIFICATIONS
Floor	Wool blend carpet
Robe	Master bedroom: Mirror sliding doors (exc WIR), top shelf, hanging rail and 3x adjustable shelves Bedrooms: Mirror sliding doors, top shelf and hanging rail
Lighting	Recessed LED downlights
Fan	Ceiling fan to all bedrooms

LAUNDRY

ITEM	SPECIFICATIONS
Floor & Skirting	Ceramic tiles
Cabinet	35L stainless steel sink with mixer
Linen Cupboard	4 melamine shelves

BALCONY / ALFRESCO

ITEM	SPECIFICATIONS
External Balustrade	Glass or feature clad balustrade - plan specific
External Cladding	Fully insulated cladding - plan specific
External Sliding Doors	Powder-coated aluminium sliding doors with clear glass and flyscreens
Floor	External ceramic tiles
Lighting	LED downlight to balcony/alfresco
Fan	Ceiling fan to main external entertaining area


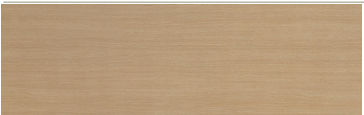
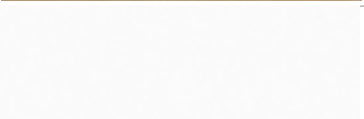



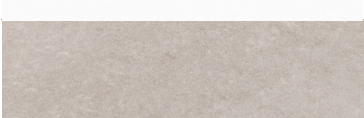
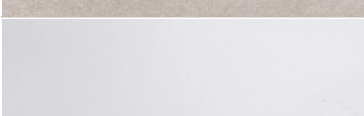

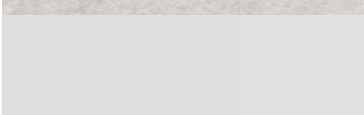
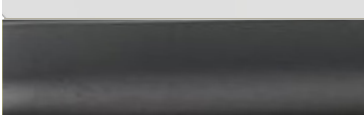
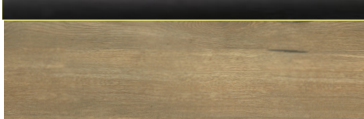

GENERAL

ITEM	SPECIFICATIONS
Ceiling Heights	2 Storey: Generally 2550mm lower level & 2550mm upper level 3 Storey: Generally 2550mm garage level, 2550mm middle level & 2550mm upper level
Cornice	Square set throughout
Paint	Low V.O.C paint
Skirting + Architrave	Painted skirting and architraves
Windows	Powder-coated aluminium windows with clear glazing and flyscreens
Front Entry Door	Feature entrance door with lever handles throughout
Stairs	Hybrid timber look flooring
Blinds	Roller blinds to all operable windows & sliding glass doors
Lighting	Surface mounted to Entry
Communications	Data point to living, MPR and master bedroom
Television	Free-to-air television point in living, MPR & master bedroom
Air Conditioning	Reverse cycle day/night ducted system to all bedrooms, living, MPR and dining
Clothesline	Wall or fence-mounted fold-down clothesline
Hot Water System	Continuous flow gas hot water system



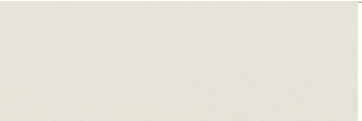

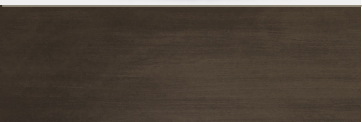
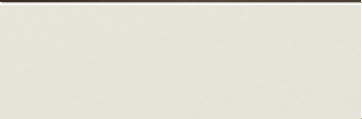


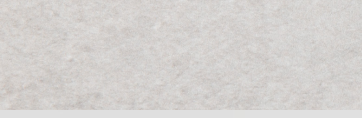
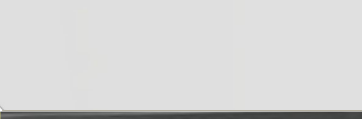
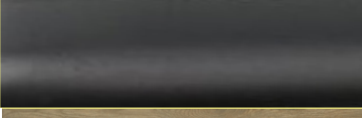


AUTOMATION

ITEM	SPECIFICATIONS
Smart Control	App based automation to garage door, air conditioning & lighting in living & master bedroom
Electric Vehicle	Universal single-phase electric vehicle charger

LIGHT COLOUR SCHEME

SWATCHES	ITEM	SPECIFICATIONS	AREAS
	Benchtops	Reconstituted Stone with Feature Waterfall End - Arcadia	Kitchen, bathroom, ensuite & laundry
	Feature Cabinetry	Formica Velour Finish Laminate - Autumn Oak	Kitchen
	Overhead Cabinetry	Formica Gloss Finish Laminate - Snowdrift	Kitchen
	Splashback	Whoosh White Matt	Kitchen & bathroom splashback
	Feature Cabinetry	Formica Velour Finish Laminate - Autumn Oak	Bathroom, ensuite & laundry
	Front Cabinetry	Formica Gloss Finish Laminate - Snowdrift	Bathroom, ensuite & laundry
	Tiles - Floor	Ceramic Tile - Atlas Ash Matt	Bathroom, laundry & powder floors including skirting
	Tiles - Wall	Rectified White Matt Tile	Shower walls
	Tile	Rectified Tile with outdoor rating - Atlas Ash External Matt	Balcony, alfresco & entry porch
	Taps, Showerscreens & Accessories	Chrome	All wet areas
	Door Handles	Black Handles	Door furniture
	Hybrid	Hybrid Timber Flooring - Apollo Bronze	Kitchen, dining, living & stairs
	Carpet	Feltex Crestview 7760 Mysterious or similar	Bedrooms, MPR & hallway

DARK COLOUR SCHEME

SWATCHES	ITEM	SPECIFICATIONS	AREAS
	Benchtops	Reconstituted Stone with Feature Waterfall End - Arcadia	Kitchen, bathroom, ensuite & laundry
	Feature Cabinetry	Formica Velour Finish Laminate - Bodega Oak	Kitchen
	Overhead Cabinetry	Formica Gloss Finish Laminate - Mist Grey	Kitchen
	Splashback	Whoosh White Matt	Kitchen & bathroom splashback
	Feature Cabinetry	Formica Velour Finish Laminate - Bodega Oak	Bathroom, ensuite & laundry
	Front Cabinetry	Formica Gloss Finish Laminate - Mist Grey	Bathroom, ensuite & laundry
	Tiles - Floor	Ceramic Tile - Atlas Ash Matt	Bathroom, laundry & powder floors including skirting
	Tiles - Wall	Rectified White Matt Tile	Shower walls
	Tile	Rectified Tile with outdoor rating - Atlas Ash External Matt	Balcony, alfresco & entry porch
	Taps, Showerscreens & Accessories	Chrome	All wet areas
	Door Handles	Black Handles	Door furniture
	Hybrid	Hybrid Timber Flooring - Apollo Bronze	Kitchen, dining, living & stairs
	Carpet	Feltex Crestview 7760 Mysterious or similar	Bedrooms, MPR & hallway