

YOUR HOME Ready to move in

FIXED SITE COSTS

- Material Handling
- Shade cloth protection to double storey homes
- Concrete slab upgrades including additional slab steel reinforcement due to site conditions/fill
- Site fall/earthworks
- Part A & B - Termite Treatment

FRAMING

- 90mm pine wall frames with stabilised pine roof trusses

EXTERNAL

- Facade with part render in up to two colours (façade dependent, excludes feature finishes)
- Brickwork to lower section of double storey and all single storey homes
- Natural rolled joints
- Rendered foam to top section of double storey extending down to lower storey roof areas
- Colour concrete roof tiles
- Brickwork over all windows and external doors (façade dependent)
- Colour-bond metal fascia, gutter and downpipes
- 450mm-wide eaves to first floor of double storey homes including in-fills over windows where required
- Note - due to Council and Developer requirements, external colours cannot be selected from the Easy Living Colour Board range. Refer to Sales Consultant for pre-determined external finishes and colours

GARAGE

- Brick veneer garage including sectional overhead door
- Remote control to garage sectional overhead door
- Colour-bond S-Flashing to top of brickwork on the boundary wall in lieu of fascia and gutter (where required)
- Painted fibrous cement sheet over garage door opening single & double storey homes

WINDOWS

- Designer aluminium feature windows to front facade
- Aluminium windows to remainder of house
- Holland block out roller blinds to all windows and alfresco doors
- Aluminium framed flyscreen with fibreglass mesh to all openable windows
- Window locks to all openable windows

ENERGY EFFICIENCY

- Ceiling batts to tiled roof areas (excluding garage, porch and alfresco ceilings), achieving a minimum six star energy rating
- Wall batts to external house walls (including garage/house common wall), achieving a minimum six star energy rating
- Foil wrap to external walls including garage (excludes garage/house common wall)
- Weather seals to all external doors and aluminium windows
- Draught stopper to exhaust fans
- Solar hot water service with gas-boosted continuous flow assistance

ELECTRICAL

- Double power points throughout home
- Single power point to dishwasher provisions
- Exhaust fans above all showers and where required
- Hard-wired smoke detectors
- One television point (with five metres of coaxial cable left in ceiling for future antenna connection by others)
- Ceiling batten lights and downlights as per detailed electrical plan
- Energy saving light globes and shades

HEATING & COOLING

- Gas ducted heating with ceiling vents, including programmable thermostat
- Evaporative cooling to 5 Points (Double Storey - first floor only)

CEILINGS, CORNICES, SKIRTING & ARCHITRAVES

- 2590mm nominal ceiling height to single storey homes and ground floor of double storey homes
- 2440mm nominal ceiling height to the first floor of double storey homes
- 75mm cove cornice to house and garage
- DAR 67mm x 12mm skirting boards and DAR 42mm x 12mm architraves throughout the home

DOORS

- Front entry door: Corinthian PURB2 two panel (2040mm x 820mm)
- Internal doors: 2040mm high hinged flush panel
- External Garage access door: 2040mm high flush panel
- External aluminium sliding clear glazed doors to Alfresco, Laundry (house specific) and Balcony (façade dependant)

DOOR FURNITURE

- Front entry door: Lockwood Symmetry Series Manor entry set
- Rear garage access doors: Lockwood Symmetry Series Manor entry set
- Internal doors: Lockwood Velocity Series lever handles to passage doors
- Robe and linen cupboard doors: chrome cylinder knobs
- Chrome hinges, latches and striker plates throughout home

KITCHEN

- Designer Kitchen with oversized 20mm stone Bench tops with 20mm edge profile and 16mm Shadow line, laminate panels, doors and 16mm end panels to cabinets & the island bench. Pantry with four white melamine shelves
- Pantry with four white melamine shelves
- Full width laminate overhead cupboards (house specific) including feature aluminium-framed Perspex® doors
- Clear Glass splashback, including behind rangehood (house specific)
- Dishwasher space with connection provisions
- Double-bowl, top mount stainless steel sink
- Designer cabinet handles

KITCHEN APPLIANCES

- Technika 900mm-wide, duel fuel upright cooker with wok burner
- Technika Veneto 900mm-wide, stainless steel canopy rangehood (note - rangehoods under the single storey roof line ducted to roof space, double storey homes vented through the external wall)
- Technika Dishwasher 600mm wide Stainless Steel

LAUNDRY

- Metal cabinet with 45 litre stainless steel trough including bypass
- Tiled splashback above trough

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BATHROOM

- Aztex vitreous china hand basin with chrome waste outlet
- Designer laminate floating vanity unit on a laminate pedestal with laminated square-edge bench top
- Semi-frameless 2000mm high designer shower screen with pivot door and clear safety glass
- Shower recess with tiled shower base and tiled waste outlet
- Polished-edge mirror to width of vanity unit above tiled splashback
- Feature designer acrylic bath
- Designer cabinet handles
- Single Towel Rail (600mm)

ENSUITE

- Aztex vitreous china hand basin/s with chrome waste outlet
- Designer laminate floating vanity unit on a laminate pedestal with laminated square-edge bench top
- Semi-frameless 2000mm high designer shower screen with pivot door and clear safety glass
- Shower recess with tiled shower base and tiled waste outlet
- Polished-edge mirror to width of vanity unit above tiled splashback
- Designer cabinet handles
- Towel ring

POWDER ROOM (DOUBLE STOREY ONLY)

- Vitreous china wall hung hand basin with chrome waste outlet
- Polished-edge mirror

TOILET

- Alpine close coupled vitreous china dual flush toilets with soft closing seats
- Toilet roll holder

TAPWARE

- Chrome mixer with slide rail to Ensuite shower
- Chrome mixer with Euro outlet to Bathroom shower
- Chrome mixer with wall outlet over bath
- Chrome mixers to all hand basins
- Chrome mixer tap with pull out Veggie spray to Kitchen
- Chrome mixer tap to Laundry trough
- Chrome washing machine connections (wall mounted)
- Two garden taps, one inside front boundary and one attached to the house

PLUMBING

- Concealed plumbing waste pipes (excludes bath waste at ground level)

ROBES & LINEN

- White melamine shelf with chrome hanging rail to robes
- Four white melamine shelves to linen cupboards

STAIRS (DOUBLE STOREY ONLY)

- Craftsman custom wood staircase with stained newel posts, black wrought iron balusters and feature stained KDHW handrail and bottom Tread and Riser

FLOOR COVERINGS

- Ceramic floor tiles to Entry, Living, Meals, Kitchen, Powder Room (house specific), Laundry, Ensuite, WC and Bathroom, selected from the Easy Living Selection Boards
- Tiled skirtings to wet areas
- Carpet to the remainder of the house from the Easy Living Selection Boards

WALL TILES

- Ceramic wall tiles to Powder Room (house specific), Laundry, Ensuite and Bathroom, selected from the Easy Living Selection Boards

PAINT

- Dulux Professional Premium matt paint to all internal walls (three coats)
- Dulux Professional flat acrylic paint to ceilings (two coats)
- Dulux gloss enamel paint to all interior timberwork
- Dulux exterior acrylic paint to all exterior timberwork

ALFRESCO

- Undercover Alfresco area complete with plaster-lined and painted ceiling with one ceiling batten light point (house specific)
- Brick pier to Alfresco (house specific)

BALCONY (DOUBLE STOREY ONLY, FACADE DEPENDENT)

- Ceramic floor tiles selected from Easy Living Selection Boards
- Feature balustrade (facade dependent)

COUNCIL REQUIREMENTS

- Additional items as per council requirements

DEVELOPER REQUIREMENTS

- Additional items as per Developer Guidelines (if required)

LANDSCAPING

- Formed garden bed to front of house (up to 15m2 in area) comprising of approximately 100mm top soil, mulch cover, 1 x 400mm pot tree 1200mm high, 10 x 200mm pots & 10 x 150mm pots. All plants to be drought tolerant natives to suit estate guidelines, Instant turf to front yard, soil and seeds to nature strip, applicable to house with 5m setbacks

DRIVEWAY

- Charcoal colour through reinforced concrete driveway, path, porch and alfresco slab. Plus, colour through reinforced apron (approx. 1000mm-1200mm wide) to perimeter of house, excludes where boundary set back to House/Garage restricts

FENCING

- 1800mm high paling fence with exposed posts and capping or as required by Developer guidelines

LETTERBOX

- Easy Living Letter box (Secured by keys)

CLOTHESLINE

- •Easy Living wall mounted clothesline, 2200mm x 700mm

QUALITY INSPECTIONS

- Independent quality inspections throughout building process