

# Features and Inclusions



## Exceptional features to all East Hampton townhomes

- External masonry walls: rendered blockwork, rendered fibre cement and painted weatherboards.
- Energy-saving ducted Air Conditioning System to bedrooms and living areas
- Dark oak look timber floors throughout first floor
- Luxury smart stone kitchen benchtop, continue to splash back
- Luxury premium Laminate kitchen cupboard to entire kitchen area
- Large gooseneck kitchen mixer
- Delonghi stainless steel ducted rangehood, wall oven, dishwasher, and ceramic cooktop
- 3x featured pendant lights above island benchtop
- Roller blinds to all windows and sliding doors
- Under mounted stainless steel square DOUBLE sinks

### General External

- Concrete driveway with concrete paths
- Rendered blockwork, rendered fibre cement and painted weatherboards.
- 'Shale Grey' colour colorbond to all roof areas
- Wall mounted fold down clothes line
- Exclusive timber picket fenced courtyard
- Low maintenance planted garden beds along fence line of each unit
- 2x external brass hose taps to each unit
- Non-slip ceramic floor tiles to patio and balcony (300x600)
- Powder coated aluminium finish to balcony balustrade, painted in white
- Panel lift garage door with remote control operator
- Aluminium Framed Glass windows and sliding doors

### General Internal

- Energy-saving ducted Air Conditioning System to bedrooms and living areas
- Dark oak look timber floors throughout first floor
- Dark oak look timber floor to hallway & Carpet to bedrooms in light grey
- Stained timber staircase in dark oak; White timber battens from ground floor to third floor
- Painted plasterboard stud partitions
- Painted plasterboard ceilings and cornices throughout
- Selected surface mounted LED light fittings
- Security Screen to lower level and fly screens to upper floor
- Roller blinds to all windows and sliding doors
- Insulation to walls, ceilings, and the roof

## Bedroom

- A wallpapered feature wall to Master bedroom
- All wardrobes to have a shelf system, chrome hanging rail and one mirrored sliding door
- Carpet to bedrooms in light grey
- Painted finish to walls in white

## Kitchen

- White satin finish cabinetry for all cabinets
- Luxury smart stone kitchen benchtop, continue to splash back
- Under mounted stainless steel square DOUBLE sinks
- Large gooseneck kitchen mixer
- Delonghi stainless steel ducted rangehood, wall oven, dishwasher, and ceramic cooktop
- 3x featured pendant lights above island benchtop

## Main Bathroom, Ensuite & Laundry

- 600 X 300 mid grey tiles to floor, 100mm splash back
- 600 x 300 white tiles floor to shower enclosure
- white smart stone benchtop
- Floor mounted vanity with tile skirting
- Thick Black framed Mirror to Bathroom, Ensuite & Toilet

- "Black Wenge" finish to base cabinet doors & drawers
- Bright chrome shower mixer system
- Semi-Frameless glass screen to main bathrooms and ensuites
- Tiled shower tray to main bathroom & ensuites
- Brushed chrome toilet roll holder and towel rail
- White china toilet suite, dual flush cistern
- Exhaust fans to bathroom, ensuites & WC on the first floor
- Privacy latches to bathroom and ensuites
- Stainless steel Laundry tub

## Safety & Electrical

- Standard electric hot water system to each unit
- Earth leakage circuit protection
- TV antenna for each unit
- TV points in lounge and main bedroom
- 2 phone points
- Hard-wired smoke detector

## Further Inclusions

- Pre settlement inspection
- 6 months defects period
- 6 years structural warranty

*East Hampton Residences*  
MOUNT GRAVATT EAST

Disclaimer: The Schedule of Features and Inclusions was prepared prior to completion of construction and the Vendor reserves the right to make changes in accordance with the terms of the Contract for Sale.