

Features and Inclusions



Early purchase gift package-\$29,000 Worth

- Energy-saving ducted Air Conditioning System to bedrooms and living areas
- Bosch stainless steel ducted rangehood, wall oven, dishwasher, and ceramic cooktop
- Security/Fly screens to all windows and sliding doors
- Blinds to all windows and sliding doors

Exceptional features to all townhomes

- External masonry walls in full brick rendered and painted
- 600mm x 600mm polished porcelain floor tiles to ground floor
- Luxury smart stone kitchen benchtop (extra thick 60mm)
- Luxury premium Laminate kitchen cupboard to entire kitchen area
- Stainless steel square DOUBLE kitchen sinks
- 2.7m Extra High Ceilings throughout

General External

- Concrete driveway with concrete paths
- External masonry walls in full brick rendered and painted
- Monument colour colorbond to all roof areas
- Wall mounted fold down clothes line
- Exclusive fenced courtyard with CCA treated pine
- Low maintenance planted garden beds to the front and rear of each unit
- 2x external brass hose taps to each unit
- Non-slip ceramic floor tiles to patio and balcony (300x600)
- Timber Battens /Powder coated aluminium finish to balcony balustrade
- Panel lift garage door with remote control operator

- Aluminium Framed Glass windows and sliding doors in monument

General Internal

- Energy-saving ducted Air Conditioning System to bedrooms and living areas
- 600mm x 600mm polished porcelain floor tiles to ground floor
- Carpet to first floor and stairs
- Staircase balustrade with timber handrail, posts & side stringer with powder coated black bars as balustrade
- 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
- 2.74m Extra High Ceilings throughout
- Blinds to all windows and sliding doors
- Insulation to walls, ceilings, and the roof

Bedroom

- All wardrobes to have a shelf system, chrome hanging rail and one mirrored sliding door
- Carpet to bedrooms in selected colour
- Painted finish to walls in selected colour

Kitchen

- Kitchen cabinetry in Laminate, "Snowdrift" finish to base cabinets and back of island benches, "Maison Oak" finish to overhead cabinets
- Recessed baseboards (no handles) to all overheads cupboards, 'J Scoop Style' silver handles to entire top line of doors and drawers
- 60mm smart stone benchtop to feature 'Vanilla' or similar
- Tiled splashback; Optional upgrade to Metaline Smoked Silver
- Under mounted stainless steel square DOUBLE sinks
- Solid handle chrome kitchen mixer
- Bosch stainless steel ducted rangehood, wall oven, dishwasher, and ceramic cooktop

Main Bathroom, Ensuite & Laundry

- Floor and wall tiles to be 600mm x 600mm polished porcelain
- 20mm smart stone benchtop to feature 'Naxos' or similar
- Vanity basin above counter & Square basin mixer

- "Maison Oak" finish to base cabinet doors & drawers
- Chrome wall mounted square shower head and tapware
- Semi-Frameless glass screen to main bathrooms and ensuites
- Tiled shower tray to ensuites
- White acrylic bath in main bathroom
- Brushed chrome toilet roll holder and towel rail
- White china toilet suite, dual flush cistern
- Exhaust fans to bathroom, ensuites & WC on the ground floor
- Privacy latches to bathroom and ensuites
- Stainless steel Laundry tub
- 100x300 'Satin White' wall tile splashback to Laundry tub

Safety & Electrical

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

Further Inclusions

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



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.

Call Selena Xia **0449 668 158**

 **TYD GROUP**