

INCLUDED IN PRICE

- ARCHITECTURAL CONCEPT DRAWINGS AND PLANS FOR COUNCIL
 - GEOTECHNICAL SOIL TESTING AND DOCUMENTATION
 - ENGINEERING ASSESSMENT AND PLANS
 - DETAILED CONSTRUCTION DRAWINGS
 - CONCRETE SLAB plus DRIVEWAY & PATHS
 - EARTHWORKS: ESCAVATION
 - LANDSCAPING to Front entrance.
 - BUILDING INSURANCE
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INCLUSIONS LIST

EXTERNAL:	Brick Veneer & Lightweight James Hardie 10mm Cladding:
INTERNAL:	Timber Frames, Trusses. 10mm Plasterboard Ceilings. 6mm Villaboard Walls
ROOFING:	Corrugated Colorbond matching Gutters and Fascia
INSULATION:	Fibreglass Walls and Ceiling
WINDOWS:	Aluminium Single Glazed and Glass Sliding Doors
DOORS:	Hume Hollow Core for Internal Doors Solid Core External & Feature Door.
BUILT-IN ROBES:	H C Doors with Shelving and Drawers
BLINDS:	Internal Roller or Vertical Blinds

TWIN GARAGES: Roller Doors

KITCHEN: Two Pac White Gloss Doors
Gloss Stone Look alike Bench Top

APPLIANCES: Stainless Steel Electric Wall Oven
Gas or Electric Cook Top
Canopy Range Hood
Kitchen Sinks 1080mm 1 ½ Bowl. Plus K. Mixer

BATHROOM(S) Vanity Units: 900 x 450 c/w White Moulded Top. 1 TH.
900 x 750 Frameless Mirrors
Full China Toilet Suites c/w S. Trap c/w S/Close Seat
Fixed Shower Panels 2000 x 900 + Accessories
Chrome: Basin, Shower c/w Portable H/Shower
Matching Chrome Accessories ...
Double Towel Rails, Towel Ring,
Towel Rail Holders, Robe Hooks
Shower Shelves, Soap Holders

AIR CONDITIONING: Split System in Living Room:

CEILING FANS: Remaining Bedrooms.

CARPET: To all Bedrooms similar to "Riviera". Grey or Beige.

FLOORING Optional Laminated Floating Floor or TILED.
Tiles: Ceramic. Grey or Beige
600 x 600 in Living area, Kitchen and Bathrooms

WALL TILES: Ceramic: 600 x 300 White for Bathroom and Kitchen
splashback.
2 L.M. Feature Tiles for each Shower area

FENCING: Side Fences existing. ~~Side Fences existing.~~