

## • INCLUSIONS

- Sketches, Plans, Soil tests, Energy Reports, Engineering, Building Permits
- 2.55m ceiling height
- Subfloor standard construction (built on site)
- Steel construction (transportable)
- Laminated timber flooring
- **External**
  - Timber weather boards, colorbond steel, James Hardy linear panels (Scyon Axon) or Combination
  - Colorbond roofing, down pipes, gutters
  - Double glazed aluminium windows in a range of colours inc. flyscreens
- **Internal**
  - Plasterboard Cladding inc. 55mm cornice, 67mm architraves/skirting boards
  - One 2.5KW Reverse Cycle Air Conditioner
  - Fabricated Built In Wardrobe as per selected plan With 1x Laminate Shelf, Chrome Finish Hanging Rail And Vinyl Faced Aluminium sliding doors
  - Two pack white High Gloss Finish kitchen Cupboards & Bullnose Edge Benchtop. With Slide-out Range Hood & Cutlery Draws Included
  - Stainless Steel single bowl and strainer inc. Flick Mixer
  - Oven and Cooktop and rangehood
  - Acrylic splashback in choice of our colors
  - White two pack Vanity unit inc mixer.
  - Laundry provision
  - Back to wall quality Toilet
  - White Moulded Acrylic Shower Base Waterproof Thermoset Laminate Lined Walls
  - Aluminium Framed Shower Screen With Pivot Style Door to suit - Clear Safety Glass-single glass panel or curtain
  - Chrome Finish Taps & Shower Rose
  - Vinyl Flooring/tile floor To Wet Areas With Fibre-cement Underlay
  - Painted Flush internal doors
  - Satin Chrome Finish Lever Style Door Handles, Finger Pull Style To Sliding Doors



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- Internal electrical Switchboard With Safety Switch
  - Minimum 2x Light Point Per Room & sensor light
  - Power Points As Required Per Room
  - Self-sealing Exhaust Fan To Bathroom
  - Smoke Detectors
  - 6-star Minimum Energy Efficiency As Per The Building Code Of Australia
  - Insulation as per 6-star Rating
  - Double Glazing To All Windows As Standard
  - Lighting:
  - Low Energy Efficient Lighting
  - 180ltr Electric Storage Hot Water System
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- We can tailor a solution that meets your needs, ask us if you have a particular upgrade in mind.

