

## INCLUSIONS

### GENERAL

90 day Defects Liability Period by Developer

Carpet as per selection board to bedroom

Tiling to entry, kitchen, living and wet areas including bathroom

Acoustic separation between properties

Powder coated aluminium windows with key locks

Fly screens to all opening windows and sliding doors onto balcony and/or courtyards

Mechanical exhaust in ceiling to bathroom & laundry

Premium semi-gloss paint to all internal woodwork and high quality premium-grade

Three coat washable paint to all walls

Ceilings finished in premium grade ceiling paint

Square set custom internal cornices

Continuous gas hot water system

All private courtyards and common areas fully landscaped

Smoke detectors fully fitted

Cat 5 cabling to all units for broadband access, data, internal Foxtel point

Ducted reverse cycle heating & cooling to all properties (excluding studio unit)

Double glazed windows to all properties

1x tap to courtyard

1x external GPO to courtyard

### ENTRY

White down light

Floor coverings as per architect selection



## INCLUSIONS

### BEDROOM 1

Built-in wardrobe with sliding mirror doors and custom joinery for top shelf, shelving and space saving hanging areas

Carpet to bedroom and wardrobe areas as per selection boards

2 white down lights

3 x double GPOs

Free-to-air & Pay TV outlet ready for future Pay TV service

1x data point

### BEDROOM 2 (& 3 WHERE APPLICABLE)

Built-in wardrobe with sliding mirror doors and custom joinery for top shelf, shelving with space saving hanging areas

Carpet to bedroom and wardrobe areas as per selection boards

2 white down lights

2x double GPO

### BATHROOM AND ENSUITE

Semi-frameless shower with clear glass

Vanity with integrated basin, wall mounted

Ceramic tiling to floor per selection board

Full height wall tiling per selection board

Forme 4 bar heated towel rail polished chrome (3 and 4 bed ensuite )

Caroma Urbane toilet roll holder polished chrome

2x Caroma Urbane single towel rails chrome (main bathroom)

1x double GPO

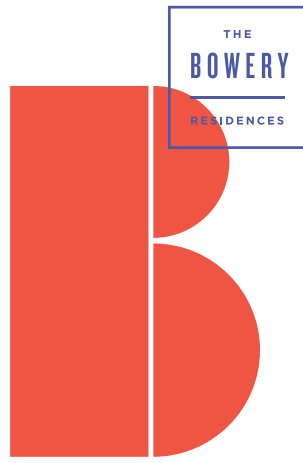
Dorf Hugo polished chrome basin mixer

Dorf Hugo polished chrome shower mixer

Dorf Bliss hand shower on rail chrome

Tastic heating, lighting and fan

Dorado white back to wall toilet suite



## INCLUSIONS

### STUDIO (WHERE APPLICABLE)

Built-in wardrobe with sliding mirror doors and custom joinery for top shelf, shelving with space saving hanging areas

6x double GPO

1x MATV point

1x data point

1x full ensuite including:

Semi-frameless shower with clear glass

Vanity with integrated basin (wall mounted)

Mirror above vanity

Ceramic tiling to floor per selection board

Full height wall tiling per selection board

Caroma Urbane toilet roll holder polished chrome

1x Caroma Urbane single towel rails chrome

Dorf Hugo polished chrome basin mixer

Dorf Hugo polished chrome shower mixer

Dorf Bliss handshower on rail chrome

Tastic heating, lighting and fan

Dorado white back to wall toilet suite

1x reverse cycle split system

Kitchen joinery to architects details

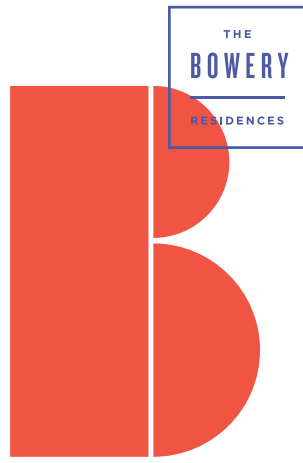
Sink mixer chrome

Single bowl stainless steel sink

Electric cooktop

Electric underbench oven

Rangehood recirculating



## INCLUSIONS

### LIVING ROOM

4 white down lights

3x double GPO's

Free-to-air and Pay TV outlet ready for future Pay TV service

Floor finish per selection board

1x data point

### DINING ROOM

2 white down lights

2x double GPOs

Ceramic tiles to floors see selection range

### POWDER ROOM (WHERE APPLICABLE)

Dorado white back to wall toilet suite

Dorf Hugo polished chrome Basin mixer

Dorf Urbane toilet roll holder

Wall mounted basin to architect detail

1x light

Mechanical ventilation to BCA standard

### LAUNDRY

Ceramic tiling to floor with row of skirting tiles and ceramic tiled splashback on walls to laundry tub

Stainless steel laundry tub with integrated cabinet and sink mixer chrome

Hot and cold screw tops for washing machine

1x foldaway clothesline

1x double GPO

White down light



## INCLUSIONS

### KITCHEN

5x GPOs for fridge, dishwasher, range hood, microwave and cook top

2x double GPOs at bench level

2x white down lights

Feature tile splashback to 600mm high. Per selection board

Dorff Vixen pull-out chrome gooseneck kitchen mixer

Reconstituted stone bench tops as per selection boards

Kitchen joinery as per selection boards

Clark Prism double bowl, overmounted stainless steel sink

1 phone outlet

Ceramic tiling to floors

Bosch HBA13B150A 60cm stainless steel electric oven

Bosch PCQ715B90A 70cm stainless steel gas cooktop inc. wok burner

Bosch PUM901X concealed rangehood

Bosch SMU50E05AU stainless steel dishwasher

Bosch HMT84G654 built-in microwave oven

### GARAGE

Automatic garage door

1x double GPO

Fluorescent lighting

### PURCHASER SELECTIONS

The purchaser will be given a choice from 2 colour boards with the AVIGNON Scheme and the ESPRESSO scheme.

This selection must be made by exchange of contracts either to the real estate agent or solicitor.

Disclaimer: This Inclusions Schedule must be read in conjunction with the Special Conditions of Contract.