

GENERAL SPECIFICATIONS

- Foundations. Concrete rib-raft slab
- Framing. SG8 Frames and Trusses
- Roof 0.4mm Colorsteel longrun
- Insulation. R2.2 wall batts, R4.8 ceiling batts
- Building Wrap. Building paper over 7mm ecoply
- Ceiling Linings. 10mm Standard gib board
- Heating & Cooling. 3kw Heat-pump
- Water Heating. 180L Hot water cylinder
- Water Retention. Tanks under the concrete floor, reuse of water for the washing machine, toilets, and exterior tap

EXTERIOR

- Cladding. 70mm Brick with 40mm cavity
- Fascia. Colorsteel fascia
- Gutter. Colorsteel Gutter
- Downpipes. Black
- Soffits. Hardiflex with jointers
- Exterior Joinery. R3.7 Double glazed powder coated aluminium
- Front Door. Aluminium panel entrance door
- Pergola. H3 Pine
- Letter Box. Stainless steel
- Front Fence. H3 Uneven timber fence 1.3 High
- Side Fences / Bin Bays. 150 x 20 paling fence
- Patios / Decks H3 Pine
- Garden Taps. X1



INTERIOR

- Wall Linings. 10mm standard gib board
- Ceiling Linings. 10mm standard gib board
- Interior Doors. Paint finish flush panel MDF doors
- Skirting. MDF 60mm bevel edged
- Scotia. Square stop to ceiling
- Architrave. Rebated jambs
- Stopping. Level 4 finish
- Paint Colour. ½ Alabaster
- Flooring Ground Floor. Vinyl Click Flooring
- Flooring first floor. Polyester Beige Carpet

KITCHEN

- Hob. Fisher and Paykel 60cm built-in oven
- Oven. Fisher and Paykel 60cm ceramic cooktop
- Dish-Draw. Fisher and Paykel stainless steel
- Rangehood. Integrated powerpack
- Kitchen Cabinetry. White melteca
- Kitchen Cabinetry. (above bench) Oak melteca
- Benchtop. 20mm Engineered Stone
- Splashback. Clear Glass

BATHROOM

- Vanity. 900mm wall hung vanity White
- Mirror. Mirror over vanity
- Toilet. Back to wall soft close.
- Tapware. Basin & shower mixers
- Heating. Chrome heated towel rail 600mm
- Shower. Acrylic shower tray, tiled walls, glass door.
- Flooring Tiles. Nonslip, 600mm x 600mm
- Wall Tiles. 600mm x 600mm

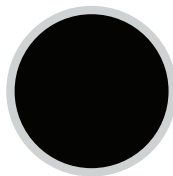
CHATELS LIST

- Heated Towel Rail
- Heat Pump / Remote
- Fixed Floor Coverings
- Dish drawer
- Cooktop
- Clothesline
- Letterbox
- Wardrobe Shelves
- Towel Rail
- Smoke Alarms
- Range hood
- Oven
- Mirror above vanity
- LED Light Fittings

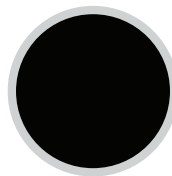
EXTERIOR COLOURS



Brick Type
Kaweka
(or similar)



Windows / Doors
Matt Black



Roof & Gutters
Ebony



Soffits
Black-White



Pergola
Rustic Oak

INTERNAL COLOURS



Tiles
Off White



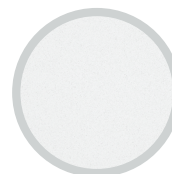
Carpet
Polyester Beige



Kitchen
White



Kitchen (above bench)
Oak



Benchtop
White



Walls, Doors, Trim
½ Alabaster