

GENERAL

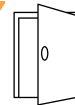
- 90 day maintenance defect period
- All Risk/Public Liability/Construction Insurance
- BASIX certification (energy efficiency rating)
- Pre-wire the house ready for telecommunication fit off and connection
- NBN ready
- USB powerpoint(s) to kitchen only
- Underground electrical mains run-in meter and connection to power
- Full termite protection as required
- TV antenna and connection
- 2400mm ceiling height to habitable rooms

EXTERNAL

- Colourbond roof as per plans
- Aluminium framed windows, sliding door/s (where applicable, see plans), flyscreens to all opening windows and sliding doors
- Double glazing to all windows and sliding doors as per BASIX
- External materials as indicated on architectural plans
- Concrete driveway (path and/or hardstand as per plans)
- Clothesline
- External sensor light/s to main entry door/s
- Electric Heat Pump – size applicable to number of bedrooms & BASIX
- Two external taps - 1 x front, 1 x back
- Slimline water tank – size applicable to BASIX requirements
- Full landscaping, concrete pads for clothesline, water tank, condensers (as required) - refer to landscape plan
- General use and watertank power points
- Concrete finish to alfresco

INTERNAL

- Insulated walls and ceiling as per BASIX requirements
- Skirting, architraves and doors
- Door furniture – privacy sets to toilet, bathroom and ensuite
- Three phase electricity
- Switchboard in meter box
- Smoke detectors (hardwired with battery backup) supplied and installed in accordance with the building code
- Door stops to hinged doors
- Ducted to whole house 2 x zones
- LED downlights throughout

ENTRY

- Front door - frosted glass highlight door, stained or painted finish as per proposed colour scheme
- Solid back or external door(s) where applicable
- Linen cupboard – shelving (as applicable)
- Sensor light to front entry
- Door furniture - Gainsborough range
- Weather seal to external doors

DINING/LIVING

- LED downlights
- 3 x double power points
- Floor finish – Hybrid timber flooring as per colour selection
- TV outlet

KITCHEN

- LED lights and power points, 2 with USB charge points
- Kitchen cabinetry - melamine matte finish carcass and kickboard
- Finger pull to all cabinetry (no handles), soft close drawers
- 20mm engineered stone benchtop
- Tile splashback
- Floor finish – Hybrid timber flooring as per colour selection
- Appliances - electric oven, electric cooktop, ducted rangehood, dishwasher, Fisher & Paykel appliances (or equivalent)
- Double bowl sink
- Mixer tap
- 2 x double power points, additional to appliance built in powerpoints
- Pantry - shelving
- 1 x power point each for dishwasher, microwave, fridge and rangehood spaces

MASTER BEDROOM

- LED downlights
- 2 x double power points
- Built in robe with mirror sliding doors, top shelf, shelving units and hanging rails
- Floor finish - cut pile twist carpet as per colour selection

BEDROOM 2 & 3

- LED downlights
- 1 x double power point in each room
- Built in robe with mirror sliding doors, top shelf, shelving units and hanging rails
- Floor finish - cut pile twist carpet as per colour selection

TOILET

- Ceramic dual flush toilet pan and cistern with soft close lid
- Toilet roll holder
- Robe hook (if there is a vanity)
- Ceramic tiles to floor and skirting
- LED downlight
- Vanity cabinet with sink (as applicable)
- Mixer set (as applicable)
- Mirror above vanity (as applicable)

BATHROOM & ENSUITE

- 1 x double power point in each room
- Full height ceramic tiles as per colour selection
- Wet-seal treatment to floor and shower
- Bathtub - to main bathroom (style to be confirmed by builder)
- Shower screen clear laminated glass, semi-frameless
- Vanity cabinet, sink and mirror shaving cabinet
- Bath, vanity and shower mixer sets
- 1 x double towel rail
- Exhaust fan to bathroom and ensuite

LAUNDRY



- LED downlights
- 1 x double power point
- Single bowl laundry tub & cabinet
- Ceramic tiles to floor, skirting and laundry tub splashback
- Mixer tap
- Washing machine tap connections

GARAGE



- Timber look panel lift garage door with wall remote control and 2 x hand controllers
- Double fluorescent light
- 1 x double power point; 1 x single power point for panel lift door
- External wall mounted light above garage door
- Concrete slab floor



Artist's Impression



LANDSCAPE UPGRADE



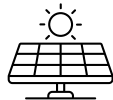
- Landscape upgrade as per landscape plans

LIFESTYLE UPGRADE



- Blinds
- Smart door lock (Mode or Freestyle)
- Linear pendant light above kitchen bench (black/white)
- 40mm Stone upgrade to Kitchen
- Fisher and Paykel 5Kg Dryer

SUSTAINABILITY UPGRADES



- 3.0kw Solar System with 7 x panels
- Battery for solar storage (optional)
- Upgraded power point in garage for EV charging

TERMS & CONDITIONS

- The builder reserves the right to substitute any specified inclusions with that of equal or higher quality in the event of unavailability.
- Due to construction factors such as plumbing, ducted service requirements, etc, the builder reserves the right to make minor changes/ adjustments to the plans to ensure satisfactory completion of the project with all the specified inclusions.
- To expedite the construction process there will be no variations to the plans or the inclusions list other than listed above
- The specifications within the final Contract for Sale takes precedence over this list.

Description		Upgrades incl. GST
LANDSCAPE UPGRADE		\$15,000
LIFESTYLE UPGRADE		\$12,000
SUSTAINABILITY UPGRADES	With battery for solar storage	TBA
	Without battery for solar storage	TBA

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