

BUILDING MATERIALS.



Specifications

Interior

Interior*

Entry Door: First- Residential series hinged aluminum framed door

Internal Doors: Flush Panel MDF Hollow Core hinged door with paint finish

Hardware: Matte Black/ Chrome Finished Color from Windsor Future range or Similar

Windows: First- Residential series Double Pane Low E4/clear-Argon

Window Coverings: Venetian blinds and pencil pleat drapes

Carpet Flooring: Godfrey Hirst 'Vermont' polyester carpet- Grey Mist or similar| Option to upgrade to Nylon carpet available

Vinyl Flooring: Oslo Avoca LVT Vinyl Planks

Heating: Heat pump with remote

Hot Water: Electric Cylinder

Lighting: LED down lights, LED strips, feature pendants, External wall lights up and down

Switches & Sockets: Iconic switches with standard single and double sockets

Electrical: Electric hot water system, Heated towel rails, Smoke alarm detectors, Extractor fans for bathroom and kitchens, Data and TV outlets, 2 way switching stair area

Bathroom*

Shower: Raymore Brighton Square framed 2 sided| Similar

Shower Wall: White Acrylic

Shower Rail & Mixer: Raymor Essential Slide Shower 3 function Chrome and Atlante shower mixer| Similar

Vanity: Brighton wall hung Vanity with single drawers

Basin Mixer: Raymor Atlanta Basin Mixer| Similar

Toilet Suite: Back to Wall toilet Suite

Mirrors: Polished edge mirrors

Accessories: Toilet roll holder -chrome, heated towel rails, bathroom extractors

Flooring: Oslo 'Avoca' Vinyl planks

Kitchen*

Benchtop: White melamine with matching pvc edging

Cabinetry: White melamine with matching pvc edging

Feature Cabinetry: Overhead cupboard doors- Deignatek Thermoform Prague "Ranfurly Oak" Raw or Simiar

Oven: Euromaid 60cm Built-In Pyrolytic Oven with Air Fry- 5 years warranty

Hob: Euromaid 60 cm Ceramic Cooktop- 5year warranty

Rangehood: Artusi 60cm Powerpack- 5 year warranty

Dishwasher: Euromaid Dishwasher- year warranty

Sink: Stainless sink with draining board under mounted

Sink mixer: Gooseneck Chrome mixer

Splashback: Tiled splasbhack

Laundry*

Accessories: Extractor fans and plumbing fittings for washing machine

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Linings & Exterior

Interior Linings*

Insulation Batts: R2.8 Pink Batts Ultra Exterior Wall, R3.2 Mid-floor, R7.0 ceiling

Plaster Board: 10mm GIB Board wall lining, 13mm GIB Board ceiling lining

Tenancy Systems: Inter-tenancy Wall INTA 120a, Smoke detectors,

Stopping: Grade 4 Paint finish

Skirting: 60x19 MDF Bevelled Edge

Wardrobes & Cupboards: Shelving and Cupboards

Paint Colour (Wall): Resene- Merino or similar

Paint Color (Ceilings, Trims, Doors, Skirting): Resene- Black white or similar

Structure & Exterior*

Foundation: Reinforced Concrete Waffle Type with edge slab and slab insulation

Main Claddings: The Brickery Madrid brick cladding and James Hardie Linea Oblique Cladding

Fascia/Guttering/ Downpipes/Flashing: Metalcraft Colorsteel Endura

Window Joinery: First- Residential series Window and Door joinery

Driveway: Concrete finished driveways and patios

Services: Water, power, phone, fiber, sewer and stormwater

Exterior Inclusions: Letterbox, clothes lines, exterior plumbing, carparks, patios and landscaping