

# DESIGNER

## INCLUSIONS

### EXTERNAL

- ✓ Your choice of Austral bricks from Homestead, Access, Everyday Life or Yarra range.
- ✓ MGP10 Pine framing to all structural components, 90x35 framing to internal and external walls. Timber composite engineered roof trusses.
- ✓ 450mm perimeter eaves
- ✓ Double Glazed aluminum awning windows in a choice of powder-coat colour finishes
- ✓ Standard clear glazing to all aluminium windows and sliding aluminium doors with translucent glazing to Bathroom, Ensuite and WC windows.
- ✓ Colorbond roof, fascia and guttering in choice of colours
- ✓ Insulation - R2.0 batts to walls + R4.1 batts to ceilings

### EXTERNAL DOORS

- ✓ Corinthian Solidcarve paint finish front door with Lockwood entrance set
- ✓ Colorbond roller door in your choice of colour with auto controller
- ✓ Aluminum standard entry door frames in your choice of powder-coat colours

### ELECTRICAL

- ✓ TV connection point: 1 to Living
- ✓ Single phase meter box
- ✓ Clipsal Iconic power point and light switches
- ✓ Hard wired smoke detectors
- ✓ Daikin 6KW reverse cycle heat pump
- ✓ 2x double power points to Master Suite
- ✓ 1x Double power point to all other rooms
- ✓ 1x light point to each room
- ✓ 5x single power points
- ✓ 1x 4 heat/fan/light to each bathroom

### KITCHEN

- ✓ White melamine cupboard internal finish
- ✓ Melamine cupboards with matt finish
- ✓ Selection of quality kitchen cabinet handles.
- ✓ Laminate benchtops with 35mm pencil round edge
- ✓ Belair 1 ¾ bowl stainless steel sink
- ✓ Mizu Drift sink mixer- polished chrome
- ✓ Ceramic tiled splashback from Builder's Range
- ✓ Overhead cupboards adjacent to rangehood
- ✓ Microwave shelf with single power point

### APPLIANCE

- ✓ Ilve Dishwasher IVFSD60 Stainless Steel
- ✓ Ilve Cooktop ILC604B Electric KeraBlack + glass with C-edges
- ✓ Ilve IMN900N Canopy range hood Stainless Steel
- ✓ Ilve ILO691X Electric Oven Stainless Steel
- ✓ Thermann 250 litre Electric hot water unit

### BATHROOM & ENSUITE

- ✓ Base acrylic 1650 bath in tiled hob
- ✓ Mizu Drift polished chrome mixers
- ✓ Posh Dominique connector toilet suite
- ✓ Tiled shower base with builders range floor tiles
- ✓ Designer vanity with ceramic top
- ✓ Gen X single rail polished chrome towel rail & toilet roll holder
- ✓ Polished edge vanity mirrors directly on top of vanity top to match the height of shower screens
- ✓ Ceramic floor and wall tiles from standard Builder's Range. 2000mm high tiling to shower enclosures, 600mm high tiling above bath hob and 100mm skirting tile

### LAUNDRY

- ✓ Belair 45L stainless steel tub and steel cabinet-white
- ✓ Posh polished chrome mixer tap
- ✓ 600mm tiled splashback behind tub

### INTERNAL

- ✓ Built-in wardrobes with top shelf and hanging rail
- ✓ Linen cupboard with full shelving
- ✓ 42x12mm Beveled MDF architraves and 67x12 Beveled MDF skirting with paint finish
- ✓ 2400mm high ceiling heights
- ✓ 55mm classic cove cornice throughout
- ✓ 2040mm high flush panel internal swinging doors throughout with paint finish
- ✓ Lockwood door handle throughout
- ✓ Cushioned door stops
- ✓ Taubmans 'Endure' to all internal walls - 2 coat system
- ✓ Flat acrylic to ceilings

### BUILDING INCLUSIONS

- ✓ 12 year structural warranty period
- ✓ 90 day maintenance period
- ✓ Built by qualified tradespeople
- ✓ Development and building application fees
- ✓ TAS water authority application fees
- ✓ HIA new home building contracts
- ✓ Site soil investigation report by a geotechnical engineer
- ✓ Structural engineer designed 'S' classification concrete slab where applicable
- ✓ Site contour survey by a registered surveyor
- ✓ Energy assessment report
- ✓ Appointment with your personal MyChoice Design Studio, Design Consultant. They will assist in selecting your colours, finishes and electrical layout.