

discovery

INCLUSIONS

External

- ✓ Your choice of Austral bricks from Homestead, Access, or Everyday Life
- ✓ MGP10 Pine framing to all structural components, 90x35 framing to internal walls. Timber composite engineered roof trusses.
- ✓ 450mm perimeter eaves
- ✓ Single glazed aluminum 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 a choice of colours
- ✓ Insulation - R2.0 batts to walls + R4.1 batts to ceilings
- ✓ Painted PVC downpipes to ground level

External Doors

- ✓ Corinthian Redicote paint finish front door with Lockwood entrance set
- ✓ Colorbond roller door in your choice of colour with auto controller (where applicable)
- ✓ Aluminum hinged door frames in your choice of powder-coat finishes

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
- ✓ Posh Bristol MKII polished chrome sink mixer from Builder's Range
- ✓ Ceramic tiled splashback from Builder's Range
- ✓ Overhead cupboards to the rangehood surround
- ✓ Microwave box with single power point and pot drawer under

Appliance

- ✓ Artusi Dishwasher ADW5000X Stainless Steel
- ✓ Artusi Cooktop: (CACC60) Ceran Glass Electric
- ✓ Artisi ASO601RX Stainless Steel, White Body-Slideout rangehood
- ✓ Artusi Underbench Oven: (A0651X) Stainless Steel
- ✓ Thermann 250 litre Electric hot water unit

Bathroom and Ensuite

- ✓ Base Acrylic 1650 bath in tiled hob
- ✓ Posh Bristol polished chrome mixers from Builder's Range
- ✓ Posh Solus Concorde connector toilet suite
- ✓ Polymarble shower base with aluminium shower screen
- ✓ Designer vanity with ceramic top
- ✓ Cadet single rail polished chrome towel rail and toilet roll holder. Sonia Techno polished chrome soap holder.
- ✓ Polished edge vanity mirror 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
- ✓ Ceramic floor and wall tiles from the Builders standard range. 600mm tiles splashback behind tub and a 100mm high skirting tile

Internal

- ✓ Built-in wardrobes with top shelf and hanging rail
- ✓ Linen cupboard with full shelving (4 shelves)
- ✓ 42x12mm Bevelled MDF architraves and 67x12 bevelled 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 handles 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 contract
- ✓ 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.