

Platinum Inclusions

EXTERNAL

Bricks	Extensive range of Austral bricks
Frames & trusses	TRUECORE Steel Frame and Trusses
Roof	Colorbond Roof
Windows	Quality domestic aluminium windows
Fascia/gutter	Colorbond
Termite	Termite protection to AS 3660.1
Driveway	Coloured concrete driveway
Patio	Floor tiling

KITCHEN

Cabinetry	Laminate kitchen
Bench top	20mm Caesarstone bench top
Handles	Metal handles from builders range
Sink	Stainless steel one-and-a-half bowl sink
Tapware	Phoenix Ivy Tapware
Cooker	90cm free-standing stainless steel cooker
Rangehood	Stainless steel rangehood (externally ducted)

ENSUITE/BATHROOMS

Waterproofing	Waterproofing seal to all wet areas to BCA requirements
Cabinetry	Vanity with 20mm stone tops
Mirror	Frameless mirror over vanity
Bath	Caroma Maxton
Shower screens	Semi frameless shower screens
Accessories	Phoenix Ivy Accessories
Exhaust fan/light	Included
Tapware	Phoenix Ivy tapware (including shower on rail)
Toilets	Stylus Prima PRI400SC close coupled toilet suite
Floor waste	Chrome floor wastes

HOT WATER SYSTEM

Hot water system	Rheem Metro Max 26 continuous flow
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LAUNDRY

Sink	Everhard 45L stainless steel laundry tub with white cabinet
Tapware	Phoenix Ivy tapware

DOOR FURNITURE

Front entry	Gainsborough Trilock
Laundry	Gainsborough Governor
Internal	Gainsborough G4 Series Liana

FLOOR COVERINGS

Living Areas	Laminate flooring to main living areas
Remaining Areas	Rooms Carpet

INTERNAL

Ceiling heights	Single storey homes - 2,590mm Double storey homes - 2,590mm to ground 2,440mm to first floor
Walls & ceiling	Plasterboard to walls & ceilings
Cornices	90mm cove
Skirting/architraves	67mm architrave, paint grade
Shelving	Melamine shelving
Staircase	Timber top rail with wrought iron*

DOORS

Front doors	Hume Savoy XS24 timber door with glass inserts
Laundry	Redicoat exit door*
Internal	Flush panel hinged door
Garage doors	Sectional panel lift door (with automatic garage door openers)

WET AREA TILES

Ensuite, bathroom, w.c tiles**^	Floor tiles, 2.0m high tiles to shower, 1.2m high tiles to remainder
Kitchen tiles^	Kitchen splashback to underside of rangehood & overhead cupboards
Balcony tiles**^	Floor & skirting tile
Laundry tiles^	Floor, skirting and splashback

ELECTRICAL

Lighting	1 light point per room
Power points	1 double power point per room
Television	2 x TV point
Telephone	1 x phone point to kitchen

PAINT

Internal walls	3 coat Paint System in DULUX Professional
Internal woodwork	1 coat undercoat & 2 coats in DULUX gloss enamel

INSULATION

Wall insulation	R 2.0 to external walls (excluding garage)
Ceiling insulation	R 3.0 to ceiling (excluding garage, alfresco & porch)

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