

## Duplex Inclusions

### General

Construction – Home Owners Warranty Insurance.  
Electrical connection to eight metres  
Stormwater / sewer connection to six metres  
Construction to Australian BCA (Building Code of Australia)  
Compliance with W33 Wind Bracing  
All plumbing to Australian Standard  
All electrical to Australian Standard  
Removal of all builders' rubbish  
Basix Requirements

### External

"M" class waffle pod concrete slab  
H2 Treated Radiata Pine timber frame  
90mm external wall frame  
Powder coated aluminium windows / glass sliding doors  
Fly screens to all windows & doors  
Security locks to all windows  
Brick veneer – Face Brick Group 1 Selection  
Colorbond fascia / gutter  
Concrete tile roof including sarking – Selected range  
2 x 2500Lt slimline poly rainwater tank  
1 x 5000Lt inground concrete water tank  
Panelift garage door with auto opener  
Hume NX5 entry door  
Gainsborough Contractor 500 series external door furniture  
Two external taps  
Rinnai 24L Instantaneous gas hot water system  
Turfing to front and back yards (Kikuyu)  
Clothesline  
Coloured concrete driveway  
Letterbox

### Internal Doors

Radiata pine door jamb  
Prime coat doors  
Gainsborough Contractor 100 series door furniture  
Air cushion door stops  
Gloss paint finish

### Laundry

Clark 45 litre stainless steel laundry tub  
Caroma Elegance tapware including washing machine taps  
Ceramic tiled floor with skirting  
Tile splashback to tub

### Internal

Insulation to external walls and ceilings  
Fully lined garage walls  
Plasterboard interior linings  
90mm cornice to all rooms  
Radiata pine skirting (68mm x 18mm) (Pencil Round)  
Radiata pine architraves (68mm x 18 mm) (Pencil Round)  
Melamine shelf to robes  
Four shelves to linen  
Hanging rail to all robes  
Fibreglass water proofing to all wet areas  
Rehau plumbing pipe work  
Double power points throughout  
Smoke detectors  
Two coat paint finish to walls

### Kitchen

Water resistant melamine carcass  
Post form laminate rolled edge bench top  
Melamine doors with 2mm PVC edging  
150mm kickboard  
Range of door handles  
1 ¾ Bowl stainless steel Radiant sink  
Caroma Aqua sink mixer  
Omega Bassano Fan Forced Oven with Timer OO651XR SS  
Omega Bassano Gas 4 Burner Cooktop OG60XA SS  
Omega 60cm 3 speed Fixed Rangehood ORF6X SS  
Omega Freestanding Dishwasher DW402XA SS  
Ceramic tile splashback

### Bathrooms

1525mm Stylus Maxton acrylic bath  
Lavita Valencia vanity w/draws and 1 taphole to suit mixer  
Ceramic tiling to floor and walls

- 2100 high in showers
- 600 high above bath
- One tile high skirting

Caroma Prima dual flush toilet suites  
Aluminium framed mirror full width vanity cabinet  
Aluminium framed shower screen with pivot door  
Caroma Aqua Mixer tap ware  
Caroma Cosmo Chrome bathroom accessories