



COLIVING
INVEST



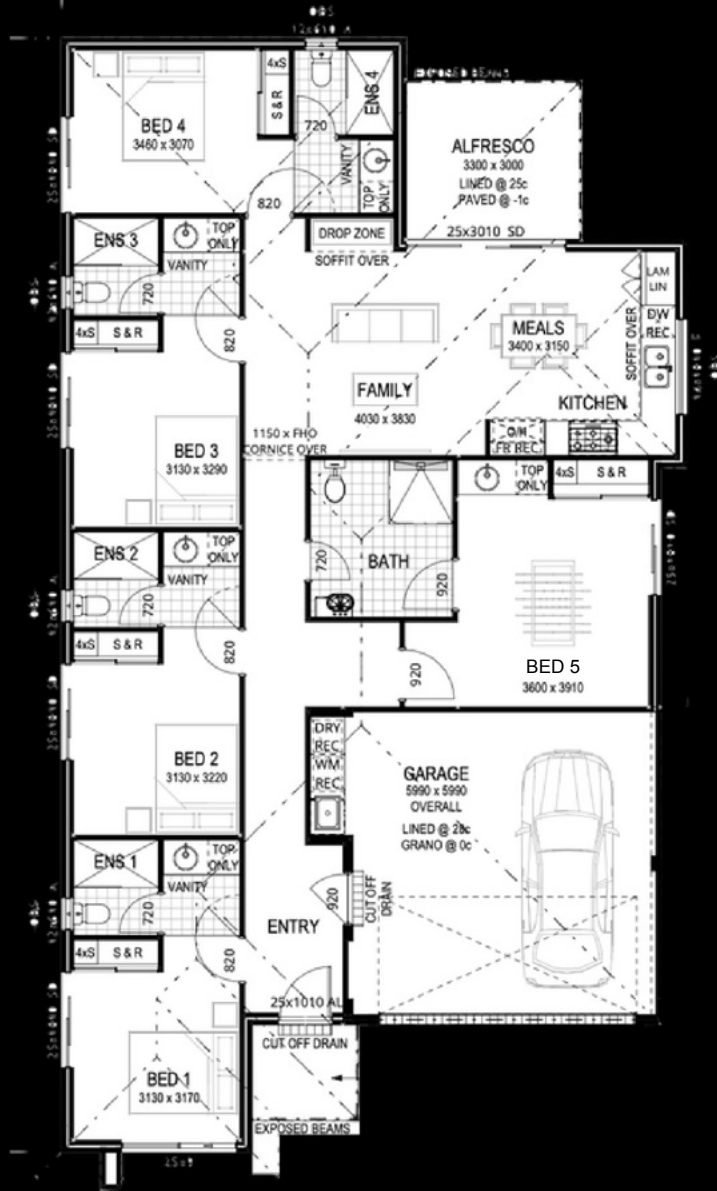
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 216m² 445m²

\$789,990

House: \$474,990 | Land: \$315,000

Rent \$1,700 Per Week

- Vinyl Plank flooring to main areas
- Quality carpets on underlay to bedrooms
- Upgraded roller blinds
- Full internal wall painting
- Split system air-conditioners
- LED downlights
- Artusi appliances
- Stone tops to Kitchen
- 1x Dishwashers
- 2x Hot water systems
- 1x Clotheslines
- 1x Doorbells
- TV aerial
- Letterbox
- Landscaping & reticulation to front & rear
- Boundary fencing
- Colorbond side access gate (1m wide)
- Driveway & crossover
- All siteworks included
- Fixed price contract



KITCHEN INCLUSIONS

- Laminated bench cabinets with one shelf and one set of drawers, (soft closing hinges & runners)
- Engineered stone benchtops with 20mm square edge fascia
- Laminated door fronts with ABS edging and door handles
- Laminated 2320mm high pantry cupboard with 4 shelves where shown
- Artusi 600 Underbench Oven with 600 Gas Hotplate and flued 600 Canopy Rangehood
- Clark Punch 1.75 bowl stainless steel sink
- Dishwasher included
- Stylus Blaze sink mixers to sink, trough
- Scullery: to selected models including bench cupboard, engineered stone top and round bowl sink where shown



TILING INCLUSIONS

- Up to 400mm x 200mm wall tiles, 300mm x 300mm floor tiles to a retail allowance of \$44/m²
- Kitchen: One row above benchtops, 700mm high above hotplate
- Laundry: One row skirting and two rows above trough
- Bathroom / Ensuite: 200mm high skirting, above bath and vanity cupboard, 2000mm high to shower recess
- W.C: One row skirting
- Floors: Bathroom, Ensuite, Laundry, Powder, W.C. and Balcony floors

ENSUITE & BATHROOM INCLUSIONS

- Laminated vanity cupboard with one internal melamine shelf
- Laminated benchtops with square edge fascia
- Laminated door fronts with ABS edging and door handles
- Caroma Cosmo white vanity basins
- Caroma Luna 1675mm acrylic bath (if shown)
- Caroma Profile 2 close coupled W.C. suites with soft close seats
- Rheem 26 wall mounted continuous flow gas HWS (factory set temperature)
- Blaze mixers to basins, bath and showers
- Bermuda Hand Showers
- Chrome Plated floor wastes
- Caroma Cosmo roll holders / double towel rails to Bathroom and Ensuite
- Slimline mirrors (900mm wide) to Bathroom & Ensuite
- Clear laminated framed shower screens with Mirage semi-frameless pivot doors

LAUNDRY INCLUSIONS

- Laminated cabinetry with stainless steel inset trough
- W/M tapset concealed inside cabinets

EXTERNAL INCLUSIONS

- 2 course clay bricks from Builder's range with painted rendered finish to front of home
- Roof Cover: Colorbond custom orb - standard range
- Colorbond gutters (slotted) and fascia in Builder's standard profile
- Colorbond rectangular downpipes
- R4.0 batts to flat ceiling of house and Garage
- Aluminium framed with keylocks and flyscreens to all window sashes and sliding doors
- Corinthian Urban range timber door in timber frame (double rebated) with Gainsborough Contractor series lockset & double cylinder deadbolt
- Flushpanel solid core door in metal frame with Gainsborough Contractor Series Lockset
- Flushpanel solid core door in galvanised steel frame with Gainsborough Contractor Series Lockset (where shown)
- Sectional door with remote controlled motor (2 remote handsets, 1 wall handset)
- 100mm thick, smooth finished grano
- Paving to Driveway (6.0m x 5.0m), paving from Builder's standard range
- Paving to Porch and Alfresco (where shown)
- Sandstone Letterbox
- Deluxe wall mounted clothesline
- Wireless doorbell

INTERNAL INCLUSIONS

- Internal walls: Clay internal bricks with render float and plaster set, metal corner beads to external corners excluding window and door reveals
- 28 course high flush lined ceilings to House and Garage with Builder's standard cornice
- Versilux lining with negative joints to external ceilings
- Flushpanel redicote in Builder's standard metal frame with Contractor Leversets
- Full height glass faced aluminium framed sliding doors to robes / linen where shown
- Four 450mm deep shelves to in-built linen and pantry where shown, one 450mm deep shelf with hanging rail to robes where shown
- Vinyl Plank flooring from Builder's range to Living areas, Entry, passages and Activity (Excludes Theatre)
- Carpet from Builder's range to Bedrooms, robes, Theatre (where shown) and Study (where shown)
- Roller blinds to all windows and sliding doors excluding Bathroom, Ensuite, W.C.'s and Laundry
- Internal wall painting to all walls.



ELECTRICAL INCLUSIONS

- Light Points: 1 light point to each room and each external door
- Power Points: Double GPO's to each Living space, Bedrooms, Bathrooms & Laundry
- Kitchen: one double GPO, single GPO's to each appliance recess
- TV Point: 1 to nominated room with digital antenna
- Safety Switches: To all light and power circuits
- Phone: NBN Compliant provision for 2 internal access points wired from Garage
- Air-conditioning: (4 of) split system reverse cycle Inverters servicing 2x Master Suites & 2x Living areas
- HPM LED Downlights in lieu of standard bayonet light points
- Performance solution report included

GUARANTEES, SERVICES & INSURANCES

- Lifetime* structural guarantee
- 6 month maintenance period
- Builders indemnity and public liability insurance
- Fixed price Lump Sum Building Contract
- HIA & MBA Award winning member
- Planning Application, Building Licence and Water Corporation fees
- Engineers soil report and certified working drawings
- Professional in house design team
- 10m gas and sewer run-in allowance

