**Finishes:**

**Exterior:**

Roof, gutters, downpipes: Coloursteel – Sandstone Grey

Window joinery: Powdercoated – Sandstone Grey

Cedar weatherboard: Stained, Wood-X Avalanche

Plaster: Resene Half Cloud

**Interior:**

Flooring: Godfrey Hirst timber laminate flooring – Elegant oak

Carpet: Godfrey Hirst – Cockle

Tiles: 600x600, grey matte finish

Ceiling: Resene Alabaster

Trims, doors & windows: Resene Alabaster

Walls: Resene Sea Fog

**Kitchen:**

Benchtop: Granite stone, white polished

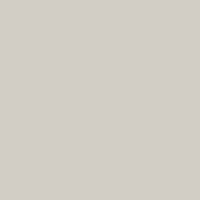
Joinery: Timberland, premium oak

Splashback: Tiled, white, gloss

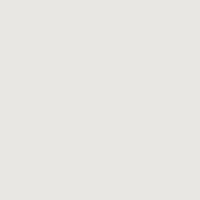
Appliances: Fisher & Paykel stainless steel

Tapware: Methven

Exterior:

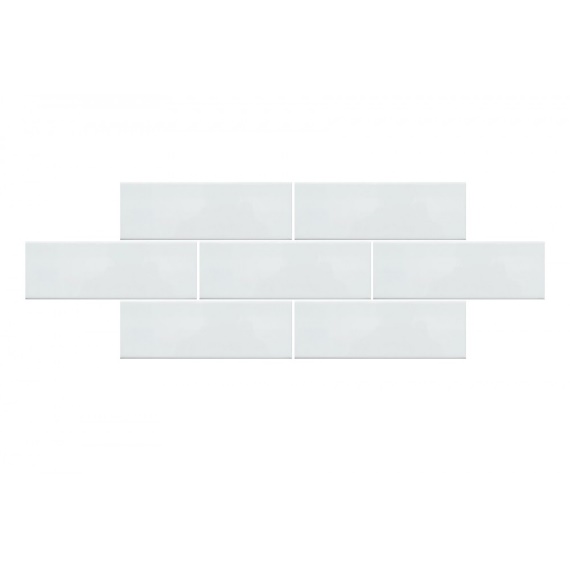
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Interior:



Kitchen:



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**Specifications:**

**Construction:**

Foundation: Engineered concrete waffle slab over gravel raft

Framing: 90mm kiln dried SG8 framing

Intertenancy wall: Gib Intertenancy Barrier system

Exterior wall insulation: R2.6 glass wool batts

Ceiling insulation: R4.0 glass wool batts

Midfloor insulation: R2.2 glass wool batts

Intertenancy wall insulation R2.2 glass wool batts

**Exterior:**

Roof: Coloursteel tray profile

Fascia & gutter: Coloursteel

Exterior Cladding: Vertical cedar weatherboard and Rockcote Integra panel & plaster on ventilated cavity system

Window & door joinery: Double glazed, powder coated aluminium

Front door: Aluminium

Garage door: Sectional door with automatic opener and remotes

**Internal:**

Ceiling height: 2.4m

Linings: Painted gib, level 4 finish, aqualine to wet areas

Flooring: Nylon died carpet with 11mm foam underlay

Internal doors: Painted, flush finish, hollowcore

Door hardware: Lever action handles, Satin Chrome

Wardrobe joinery: Prefinished 16mm white melamine carcass

Landry joinery: Prefinished 16mm white melamine carcass and laminate benchtop

**Bathroom:**

Shower base & walls: Tiled

Shower door: Glazed

Vanity: VCBC wall hung, in timberland oak

WC: VCBC, back to wall

Tapware: Methven, chrome

Heated towel rail: Chrome

Wall heater: Stainless steel

Mirror: Wall hung mirror above vanity

**Electrical:**

Lighting : Recessed LED down lights

Heating: Heat pump high wall mounted, Daikin or Mitsubishi, sized to meet Healthy Homes Regulations

Appliances: Fisher & Paykel, induction hob, oven, rangehood & dishwasher

Water heater: Electric 250L cylinder

Power: Double outlets throughout

Smoke alarms: To each floor

**External works:**

Driveway: Concrete, exposed aggregate and sponge finish

Patio: Concrete, sponge finish

Soft landscaping: Plantings as per landscaping plan

Fencing: To perimeter

Other chattels: Letterbox, washing line