



Full Specifications List

KITCHEN

- Bench Top** • Stone Bench Top - Quantum Quartz
- Sink** • Stainless Steel Sink
- Sink Mixer** • Liano Sink Mixer (Chrome)
- Base Unit** • Base Units High Standard Melteca with Classic Oak Melteca Fronts
- Hardware** • Quality Drawer & Hinge Hardware (Soft Close)
- Oven** • Smeg 60cm Pyrolytic Single Wall Oven SFPA6300X
- Hob** • Smeg 60cm 4 Burner Gas Cooktop CIR66XS3
- Dishwasher** • Smeg 60cm Under Counter Dishwasher DWAU6314X
- Rangehood** • Smeg 60cm Powerpack Rangehood SPUM60X
- Splashback** • 265x65 Tile Splashback Victoria White Satin Ripple
- Fitted Waste Bin** • Fitted Waste Bin
- Pendant Lighting** • 1800 LED Black Pendant

BATHROOMS

- Shower** • Tile Showers With 100mm All Proof Chrome Centre Waste
- Shower Mixer** • Liano Shower Mixer
- Slide Shower Head** • Essence Multi-Function Rail Shower
- Mirror Cabinet** • VCBC Mirror Unit (Main Bathroom Only)
- Toilet Suites** • Luna Wall Faced Toilet Suite
- Tapware** • Liano Tapware
- Bath** • Coromandel 1700 Oval Freestanding Bath
- Bathroom Venting** • Bathroom Mechanically Vented Fantech EDM300
- Toilet Roll Holder** • Chrome Toilet Roll Holder
- Towel Rail** • Wall Mounted Heated Towel Rail - Heirloom Genesis
- Vanity** • VCBC Paris 500 Wall Hung Vanity
- Vanity** • VCBC Splash 900/1200 Wall Hung Vanity
- Vanity** • VCBC Fresh 750 Wall Hung Vanity

WINDOWS & DOORS

- Windows & Exterior Doors** • All Windows & Exterior Doors Double Glazed Aluminium
- Front Door** • Aluminium Frame & Door
- Internal Doors** • Paint Quality Hollow Core Doors
- Skirting & Architrave** • Trim in Paint Quality Pine to Wet Areas, MDF Trim to Other Areas
- Door Hardware** • Schlage Lever Style Satin Chrome
- Door Strobe** • Satin Chrome Door Stops

HEATING

- Heat Pump In Living Area** • Hitachi Ras50 6.8kw Heating
- Wall Insulation** • Premier Insulation R2.6 Wall Insulation 90mm
- Ceiling Insulation** • Premier Insulation R3.6 Ceiling Insulation 195mm
- Party Walls Sound & Fire Insulation** • INTEGRA Lightweight Concrete Intertency System with Double Sided R2.6 Wall Insulation 90mm

WATER

- Water Heater** • Rinnai Infinity 2.6L gas

PLASTERBOARD LININGS & TRIM

- Gib** • Plastered to Level 4 Paint Finish
- Scotia** • Square Stop
- Trim** • Level 4 Paint Finish

FLOORING

- Living, Dining, Kitchen & Entry** • Quick Step Compact Pure Oak Engineered Flooring
- Bedrooms, Hallway, Stairs, Wardrobes & Cupboards** • Norman Ellison Batiste
- Underlay** • NZ Made Sleepyhead 10mm Eco Premium Foam Underlay
- Bathrooms, Ensuites & Guest WC** • Tile floor – 600x600 Pirano Pearl Matt



CLADDING & ROOFING

- Cladding** • Midland Bricks – Euro Modus Range - Nieve
- Cladding** • Abodo Cladding – Vulcan Patina Finish
- Cladding** • James Hardies Stria Panels
- Roofing** • Longrun Roofing System & Membrane Units 1, 2, 3
- Spouting & Downpipes** • Colour Steel Continuous Spouting & Downpipes

LANDSCAPING

- Landscaping** • H3.2 Pine Timber Decking, Concrete Paving, Fencing & Planting to Landscape Design Plan

OTHER ITEMS

- Electrical** • Standard LED Recessed Lighting
- Electrical** • Standard Double Plugs
- Electrical** • Telecom, Data & TV Points in Lounge & Master Bedroom
- Laundry Tub** • Aquatica Slim Supertub
- Letterbox** • Letter Box to Council Approved Location
- Storage** • All Wardrobes with Hanger Rail
- Clothes Line** • Fence Mounted Clothes Lines in Outdoor Space
- Hose tap** • Rear Courtyard
- Security Alarm** • Arrowhead Alarm System
- Smoke Alarms** • Battery Cavius Smoke Alarm
- Garage Door** • Sectional Colour Steel Garage Door x1 Remote

OPTIONAL ITEMS

- Lift Upgrade
- Ducted Heat Pump System