



# INDULGENCE INCLUSION



26 WINDERMERE ROAD, LOCHINVAR  
SINGLE STOREY



**Bathla**

# INCLUSION LIST

Package Worth: \$20,000

## KITCHEN FEATURES

|   |                 |
|---|-----------------|
| <b>40mm Engineered Stone Benchtop</b>   | <b>Included</b> |
| Feature finger-pull edge to all drawers and doors including soft-close hinges | <b>Included</b> |
| <b>FISHER &amp; PAYKEL 60cm Stainless Steel Oven</b>                          | <b>Included</b> |
| <b>FISHER &amp; PAYKEL 90cm Stainless Steel Gas Cooktop</b>                   | <b>Included</b> |
| <b>FISHER &amp; PAYKEL 90cm Stainless Steel Slide-out Rangehood</b>           | <b>Included</b> |
| <b>FISHER &amp; PAYKEL Stainless Steel Dishwasher</b>                         | <b>Included</b> |
| Designer cutlery drawers and tray. Drawer size subject to floor plan design   | <b>Included</b> |
| Double bowl designer stainless steel Kitchen sink                             | <b>Included</b> |
| Goose neck Mixer Tap  | <b>Included</b> |
| Tiled splashback as per design  | <b>Included</b> |
| Pendant light fittings above Breakfast Bar                                    | <b>Included</b> |

## INTERNAL FEATURES

|   |                 |
|---|-----------------|
| <b>Semi Framed mirrored sliding doors to Wardrobes including three (3) drawers and three (3) internal shelves with hanging rail</b> | <b>Included</b> |
| Flush panel doors   | <b>Included</b> |
| Brushed nickel Lever door handles with privacy locks to all Bathrooms, Master Bedroom and Powder Room                               | <b>Included</b> |
| Natural gas heating point within house  | <b>Included</b> |
| <b>600 x 600 Floor Tiles to living, dining and hallway (builders range).<br/>Builders range of carpet to bedrooms.</b>              | <b>Included</b> |
| 4 White internal shelves to the walk-in pantry and linen cupboards (where applicable)   | <b>Included</b> |

DATE: \_\_\_\_\_

PURCHASER(S) INITIAL: \_\_\_\_\_

## BATHROOM, ENSUITE & POWDERROOM FEATURES

|  |          |
|--|----------|
| Ceramic tops to wall hung vanity units in all Bathrooms and Ensuite where applicable   | Included |
| <b>Semi-frameless shower screens in Main Bathroom &amp; to Ensuite</b>   | Included |
| Square basin mixer, shower set & bath mixer in Bathroom and Ensuite (and powder if applicable)   | Included |
| <b>Multifunctional shower head</b>   | Included |
| 4-star back to wall toilet suite to all Bathrooms and Powder Room  | Included |
| Chrome Finish towel rails to Bathroom & Ensuite (size subject to design)   | Included |
| Wall hung basin in Powder Room with splashback   | Included |
| Main Bathroom & Ensuite: Provide 2100mm (height) tiles to shower area only, tiled splashback to vanities.<br>Single Row of tiles above bath and skirting to remainder of Bathroom. | Included |
| Skirting tile to all side of powder room and laundry   | Included |
| Polished Edge Vanity mirrors to Bathroom & Ensuite only  | Included |
| <b>Exhaust Fan to Bathrooms &amp; Ensuite</b>  | Included |
| Chrome floor waste   | Included |
| Bath tub (If shown on the plan)  | Included |
| Obscured glaze to wet area windows   | Included |

## LAUNDRY FEATURES

|  |          |
|--|----------|
| Stainless steel Laundry tub                        | Included |
| Splash back tiles to the Laundry tub with Skirting | Included |
| 300mm x 300mm floor tiles                          | Included |
| Washing machine taps                               | Included |

DATE: \_\_\_\_\_

PURCHASER(S) INITIAL: \_\_\_\_\_

## ELECTRICAL FEATURES

|  |          |
|--|----------|
| LED downlights in Kitchen, Dining area, Living Area, Hallway & bathrooms and 2 down lights in each bedrooms.   | Included |
| Power points and light switches. Double power points throughout with singles to dishwasher, fridge and microwave. Layout as per electrical plan (2 pp in each bedroom, 2 pp in m.bed , kitchen , living & dining ) | Included |
| Hard wired smoke detectors (with battery backup) to Australian Standards   | Included |
| 2 Television points, 2 Data points and 2 telephone points through the house. Layout as per Included electrical plan  | Included |
| External LED downlight to the front porch ceiling (where applicable)   | Included |
| <b>Video Intercom</b>  | Included |
| <b>Ducted Air-Conditioning</b>   | Included |

## EXTERNAL FEATURES

|  |          |
|--|----------|
| Contemporary Pull Handle and lock kit to front entrance door                           | Included |
| <b>Colorbond sectional Garage door with 2 remote controls and 1 mounted handset</b>    | Included |
| 26 litre, instantaneous gas hot water system   | Included |
| 300 x 300 Tiles to front porch   | Included |
| Powder coated aluminium windows & sliding doors with locks (only for openable windows) | Included |
| External garden taps (where applicable)  | Included |
| <b>Coloured concrete driveway to the front of the house</b>                            | Included |
| <b>Supply and install Letter box</b>   | Included |

DATE: \_\_\_\_\_

PURCHASER(S) INITIAL: \_\_\_\_\_

## ROOFING FEATURES

|  |          |
|--|----------|
| Main roof to be done in standard concrete roof tile with an optional extra to upgrade to Colorbond metal roof. | Included |
| Colorbond fascia's and quad gutters (where applicable)   | Included |
| Painted PVC downpipes  | Included |

## FIXED SITE COSTS

|   |          |
|---|----------|
| Waffle pod concrete slab as per engineer spec                     | Included |
| Concrete piers as specified by the engineer                       | Included |
| Connect sewer, water, power and gas services to mains as required | Included |
| Provide conduit for NBN and telephone connections (IF AVAILABLE)  | Included |
| Termite Barrier protection to slab penetrations and perimeter     | Included |

## STATUTORY REQUIREMENTS

|   |          |
|---|----------|
| Slab design report by structural engineer & certification                               | Included |
| Basix Report  | Included |
| DA or CDC Application including all plans and applicable fees                           | Included |
| Construction Certification inspections, fees, and Long Service Levy Home Owner Warranty | Included |
| Occupation certificate  | Included |

## BASIX REQUIREMENTS

|   |          |
|---|----------|
| Reduced flow water outlets including 4 Star rated shower heads              | Included |
| Provide Dual Flushing Toilet Suites   | Included |
| Insulation to external walls of living area and ceiling as per Basix report | Included |
| Rainwater tank as per Basix requirement (If required)                       | Included |

DATE: \_\_\_\_\_

PURCHASER(S) INITIAL: \_\_\_\_\_

## LANDSCAPE FEATURES

|  |                 |
|--|-----------------|
| <b>1.8m height Boundary fencing (Colorbond / Timber as per Council requirements)</b> | <b>Included</b> |
| Side access gate and fixed panel on other side                                       | <b>Included</b> |
| <b>Turf to back yard</b>   | <b>Included</b> |
| Clothesline  | <b>Included</b> |

## WARRANTY

|                                    |                 |
|------------------------------------|-----------------|
| <b>90-day Maintenance Period</b>   | <b>Included</b> |
| <b>6-year Structural Guarantee</b> | <b>Included</b> |
| Waterproofing Certification        | <b>Included</b> |

DATE: \_\_\_\_\_

PURCHASER(S) INITIAL: \_\_\_\_\_

### **DISCLAIMER**

All prices quoted are inclusive of GST.

#### WARRANTIES AND GUARANTEES

6 Year Structural Guarantee

13 Weeks Warranty Service

All imagery and photography are used for illustration purposes only and may depict fixtures and features that are not supplied by the Bathla Group unless otherwise specified.

Please contact the Bathla Group for full listing of inclusions.

Note: The Bathla Group has the right to review Inclusion and Pricing packages at any time and will be subject to all Statuary & Development approvals.

# Inclusion



**FISHER & PAYKEL  
OB60SC5CEX2**



**FISHER & PAYKEL  
CG905CNGX2**



**FISHER & PAYKEL  
HS90X4**



**Double Bowl Square Sink**



**40mm Engineered  
Stone Benchtop**



**FISHER & PAYKEL  
DW60FC1X1**



Gooseneck Mixer For Kitchen Sink



Laundry Mixer



Laundry Tub



Semi Framed Sliding Wardrobe Doors



Square Bathtub



Bathtub spout



Bathroom Sink Mixer



Multi-Functional Showerhead



Back to Wall Toilet Suite

Disclaimer: The Bathla Group reserves the right to amend prices and specifications without prior notice or obligation. The inclusions are current at time of printing but subject to change depending on availability.