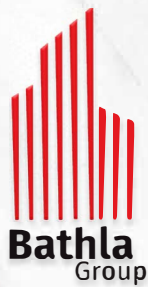




# LUX INCLUSION

**HOUSE & LAND**  
**78 Boundary Road, Tallawong**



# INCLUSION LIST

Package Worth - \$~~54~~, 990

## KITCHEN FEATURES

40mm Engineered Stone Benchtop	Included
Polytec finish to Kitchen cabinetry	Included
Feature finger-pull edge to all drawers and doors including soft-close hinges	Included
Fisher & Paykel 60cm Black Glass Oven	Included
Fisher & Paykel 90cm Black Glass on Gas Cooktop	Included
Fisher & Paykel Stainless Steel Integrated Rangehood	Included
Fisher & Paykel Integrated dishwasher	Included
Fisher & Paykel Built In Microwave	Included
Cutlery drawers and tray. Drawer size subject to floor plan design	Included
Double bowl stainless steel Kitchen sink with <b>Undermount Installation</b>	Included
Black Multi Function Mixer Tap	Included
LED Strip under Kitchen overhead Cabinet	Included
Glass splashback	Included
Pendant light above benchtop (subject to layout)	Included

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

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

## INTERNAL FEATURES

Provide 90mm cove to ground and first floor living, Bedrooms, WIR, Powder Room and Laundry areas. Square set finish to builtin robes and Bathrooms	Included
Sliding doors to Alfresco area subject to floor plan design	Included
Wattyl "Endure range" premium paint to walls and ceilings throughout home (3 coat system)	Included
67mm x 18mm Half splay pine skirting and architraves (paint finish)	Included
<b>Frameless mirror and Opaque sliding doors to Wardrobes including three (3) drawers and three (3) Internal shelves with hanging rail</b>	Included
Flush panel doors	Included
Brushed nickel Lever door furniture with privacy locks to all Bathrooms, Master Bedroom and Powder Room	Included
Natural gas heating point within house	Included
MDF internal staircase - <b>Glass Balustrade</b> (2 storey designs only)	Included
<b>Builders range of HD Plus Laminate flooring (48 HR Water Resistant) to the entire Ground Floor excluding Garage ,First floor and staircase (IF Double Storey house)</b>	Included
3 White internal shelves to the walk-in pantry and linen cupboards (where applicable)	Included

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

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## BATHROOM, ENSUITE & POWDER ROOM FEATURES

<b>Polytec Finish Wall hung vanity with Engineered Stone Benchtop and Counter-top Basin in all Bathrooms</b>	<b>Included</b>
<b>Frameless shower screens with Black fittings in All bathrooms</b>	<b>Included</b>
<b>Black Square basin mixer, shower set &amp; bath mixer in Bathroom and Ensuite (and powder if applicable)</b>	<b>Included</b>
<b>Black Multi- Functional Shower Set with Mixer</b>	<b>Included</b>
<b>4 Star Back to wall toilet Suite to all Bathrooms and Powder Room (As per Basix requirements)</b>	<b>Included</b>
<b>Black Finish Towel rails to Bathroom &amp; Ensuite (size subject to design)</b>	<b>Included</b>
<b>Black Finish Towel Ring to Powder Room</b>	<b>Included</b>
<b>Polytec Finish Wall hung basin in Powder Room with splashback tiles</b>	<b>Included</b>
<b>Main Bathroom &amp; En suite: Full height wall tiles</b>	<b>Included</b>
<b>Skirting tile to all side of powder room and laundry</b>	<b>Included</b>
<b>Vanity mirrors to Bathroom &amp; En-suite only</b>	<b>Included</b>
<b>3 in 1 Heat light on First floor bathrooms &amp; Exhaust Fan to Ground floor bathrooms</b>	<b>Included</b>
<b>Smart Tile floor waste</b>	<b>Included</b>
<b>Freestanding Oval bathtub (If shown on the plan)</b>	<b>Included</b>
<b>Obscured glaze to wet area windows</b>	<b>Included</b>
<b>Niche above Bathtub &amp; To Shower ( as per site condition)</b>	<b>Included</b>

## LAUNDRY FEATURES

<b>Drop in single bowl laundry sink with 20mm engineered stone benchtop under sink only</b>	<b>Included</b>
<b>Splash back Tiles to the Laundry tub with Skirting</b>	<b>Included</b>
<b>300mm x 300mm floor tiles</b>	<b>Included</b>
<b>Washing machine taps</b>	<b>Included</b>

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

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

## ELECTRICAL FEATURES

LED down lights to Whole house ( Layout as per electrical plan )	Included
Power points and light switches. Double power points throughout with singles to dishwasher, fridge and microwave. Layout as per electrical plan	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 electrical plan	Included
External weatherproof double GPO in Patio (where applicable)	Included
External LED downlight to the front porch ceiling (where applicable)	Included
Ducted Air-Conditioning with <b>3 zone ducted day/night system</b>	Included
<b>Video Intercom on Ground Floor &amp; First Floor</b>	Included
<b>Pendant lights above Bathtub (Subject to layout)</b>	Included
<b>Step Lights on Staircase</b>	Included

**NOTE:** *The number of LED downlights , Powerpoints and Step Lights are subject to Layout and Site condition (REFER TO ELECTRICAL PLAN)*

## EXTERNAL FEATURES

Security Digital Lock to the Main door	Included
Contemporary Pull Handle and lock kit to front entrance door	Included
Colorbond sectional Garage door with 2 remote controls and 1 mounted handset	Included
26 litre, instantaneous gas hot water system	Included
<b>300 x 600 Tiles to front porch</b>	Included
Powder coated aluminium windows & sliding doors with locks (only for openable windows)	Included
External garden taps (where applicable)	Included
Colour through concrete driveway to the front of the house	
Supply and install Letter box	

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

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## 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 Provide	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
Standard Sydney Water Authority Approval fee	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 requirements (IF required)	Included

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

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



## LANDSCAPE FEATURES

1.8m Height Boundary Fencing (Colorbond / Timber as per Council Requirements)	Included
Side access gate and fixed panel on other side	Included
Turf to back yard	Included
Clothesline	Included

## WARRANTY

90-day maintenance period	Included
6-year Structural guarantee	Included
Waterproofing certification	Included

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. These may include items such as furnishings, landscaping, retaining walls, front fencing, letterbox, lighting, blinds, decorative finishes and facade upgrades. Please contact 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 statutory & Development approvals.

# Inclusion



Fisher & Paykel  
OB60SC7LEB1



Fisher & Paykel  
CG905DNGGB4



Fisher & Paykel  
HP90ICSX3



Fisher & Paykel  
DW60U2I1



Fisher & Paykel  
OM25BLSB1



Double bowl Square Sink



Drop in Laundry sink

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.





Veggie Mixer for  
Kitchen sink



Laundry Mixer



Shower Mixer



Frameless Sliding  
Wardrobe doors



Freestanding bathtub



Bathtub spout



Matt Black Basin Mixer



Adjustable Height  
Shower head



Back to wall toilet  
suite

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