



PANACHE

INCLUSION

HOUSE

Bathla

EXTERNAL

Digital Entry Lock

Colorbond sectional Garage door with 2 remote controls and 1 mounted handset

26 litre, instantaneous gas hot water system

300 x 300 Tiles to front porch

External garden taps (where applicable)

KITCHEN

40mm Edged Stone Benchtop

Polytec finish to Kitchen cabinetry

Feature finger-pull edge to all drawers and doors including soft-close hinges

FISHER & PAYKEL 60cm Stainless Steel Oven

FISHER & PAYKEL 90cm Stainless Steel Gas Cooktop

FISHER & PAYKEL 90cm Stainless Steel Slide-out Rangehood

FISHER & PAYKEL Stainless Steel Dishwasher

Double bowl designer stainless steel Kitchen sink

Goose neck Mixer Tap

300 x 600 Tiled splashback

INTERNAL

Wattyl "Endure range" premium paint to walls and ceilings throughout home (3 coat system)

67mm x 18mm skirting and architraves (paint finish)

Semi Framed mirrored sliding doors to Wardrobes including three (3) drawers and three (3) internal shelves with hanging rail

Flush panel doors

Brushed nickel Lever door furniture with privacy locks to all Bathrooms, Master Bedroom and Powder Room

Natural gas heating point within house

MDF internal staircase - paint finish & timber handrails (2 storey designs only)

600 x 600 Tiles to the entire ground floor excluding garage and bedrooms (where applicable).
Builders range of 12mm Laminate flooring to Bedrooms.

3 White internal shelves to the walk-in pantry and linen cupboards (where applicable)

BATHROOM, ENSUITE & POWDERROOM

Ceramic tops to wall hung vanity units in all Bathrooms and Ensuite where applicable

Semi-frameless shower screens in Main Bathroom & to Ensuite

Square basin mixer, shower set & bath mixer in Bathroom and Ensuite (and powder if applicable)

Multi Functional Shower Head

4-star back to wall toilet suite to all Bathrooms and Powder Room

Chrome Finish towel rails to Bathroom & Ensuite (size subject to design)

Towel Ring to Powder Room

Wall hung basin in Powder Room with splashback

Main Bathroom & Ensuite: Provide Full height tiling

Skirting tile to all side of powder room and laundry

Polished Edge Vanity mirrors to Bathroom & Ensuite only

Exhaust Fan to bathrooms

Chrome floorwaste

Square Freestanding Bath tub (If shown on the plan)

Obscured glaze to wet area windows

LAUNDRY

Drop in Single Bowl Laundry Sink

Splash back tiles to the Laundry tub with Skirting

300mm x 300mm floor tiles

Washing machine taps

ELECTRICAL

LED down lights to Whole house except dining (Decorative Pendant) - Layout as per electrical plan

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 Kitchen, 1 PP in Living & 1 PP in Dining).

Hard wired smoke detectors (with battery backup) to Australian Standards and Security Alarm

2 Television points, 2 Data points and 2 telephone points through the house. Layout as per in electrical plan

External weatherproof double GPO in Patio (where applicable)

External LED downlight to the front porch ceiling (where applicable)

Video Intercom on Ground floor only

Ducted Air-Conditioning with 2 zones

ROOFING

Main roof to be done in standard concrete roof tile with an optional extra to upgrade to colorbond metal roof

Thermoseal sarking to underside to tiled roof and 55mm anticon blanket to underside of metal roofs

Colorbond fascia's and quad gutters (where applicable)

Painted PVC downpipes

LANDSCAPE

1.8m height Boundary fencing (Colorbond / Timber as per Council requirements)

Side access gate and fixed panel on other side

All applicable retaining walls

Feature Planting to the front yard (As per landscape plan)

Turf to back yard

Clothline

OTHER FEATURES

Colour through concrete driveway to the front of the house

Plain concrete cross-over as per local authority requirements

Supply and install Letter box

WARRANTY

90-day maintenance period

6-year Structural guarantee

Waterproofing certification

KITCHEN APPLIANCES & FITTINGS



Fisher & Paykel Oven



Fisher & Paykel Steel Gas Cooktop



Fisher & Paykel Range Hood



Double Bowl Square Sink



Gooseneck Mixer for
Kitchen Sink



Fisher & Paykel
Dishwasher



40mm Edged Stone
Benchtop

BATHROOM FITTINGS & OTHERS



Laundry Mixer



Square Bathtub



Semi Framed Sliding
Wardrobe Doors



Bathroom Sink Mixer



Bathtub Spout



Drop in Laundry Sink



Multi Functional
Shower Head



Back to Wall
Toilet Suite

Disclaimer: The inclusions are based on current availability but subject to change depending upon the availability over the time.