



**LUX**  
INCLUSION

**Bathla**

## KITCHEN

40mm Edged Stone Benchtop

Polytec finish Kitchen cabinetry

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

Fisher & Paykel 60cm Black Glass Oven

Fisher & Paykel Gas on Glass 90cm Black Cooktop

Fisher & Paykel Stainless Steel Integrated Rangehood

Fisher & Paykel Integrated dishwasher

Fisher & Paykel Built In Microwave

Cutlery drawers and tray. Drawer size subject to floor plan design

Double bowl stainless steel Kitchen sink with Undermount Installation

Black Multi Function Mixer Tap

LED Strip under Kitchen overhead Cabinet

Glass splashback

## INTERNAL

Sliding doors to Alfresco area subject to floor plan design

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

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

Frameless mirror and Frosted 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 - Glass Balustrade (2 storey designs only)

Builders range of HD Plus Laminate flooring (48 HR Water Resistant) to the entire Ground Floor, First Floor & Staircase excluding Garage (IF Double Storey house)

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

## BATHROOM, ENSUITE & POWDERROOM

Colored wall hung vanity with Stone Benchtop and Counter-top Basin in all Bathrooms

Frameless shower screens with Black fittings in all bathrooms

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

Black Multi- Functional Shower Set with Mixer

4 Star Back to wall toilet Suite to all Bathrooms and Powder Room (As per Basix requirements)

Black Finish Towel rails to Bathroom & Ensuite (size subject to design)

Black Finish Towel Ring to Powder Room

Colored wall hung vanity basin in Powder Room with splashback tiles

Main Bathroom & En suite: Full height wall tiles

Skirting tile to all side of powder room and laundry

Vanity mirrors to Bathroom & En-suite only

3 in 1 Heat light on First floor bathrooms & Exhaust Fan to Ground floor bathrooms

Smart Tile floor waste

Freestanding Oval bathtub (If shown on the plan)

Obscured glaze to wet area windows

Niche above Bathtub & To Shower ( as per site condition)

## LAUNDRY

Drop in single bowl laundry sink with 20mm benchtop under sink only

Splash back Tiles to the Laundry tub with Skirting

300mm x 300mm floor tiles

Washing machine taps

## ELECTRICAL

LED down lights to Whole house ( 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

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

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

External weatherproof double GPO in Patio (where applicable)

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

Ducted Air-Conditioning with 3 zones

Video Intercom on Ground Floor & First Floor

Pendant light above Bathtub (Subject to layout)

Step Lights on Staircase

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

## ROOFING

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

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

## OTHER FEATURES

Security Digital Lock to the Main door

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 gaurantee

Waterproofing certification

## KITCHEN APPLIANCES & FITTINGS



Fisher & Paykel Oven



Fisher & Paykel Gas on Glass Cooktop



Fisher & Paykel Microwave



Fisher & Paykel Dishwasher



Fisher & Paykel Range Hood



Drop in Laundry Sink



Double Bowl Square Sink



Kitchen Multifunction Mixer

## BATHROOM FITTINGS & OTHERS



Laundry Mixer



Freestanding Bathtub



Frameless Sliding  
Wardrobe Doors



Shower Mixer



Bathtub Spout



Matt Black Basin Mixer



Multifunctional  
Shower Set



Back to Wall  
Toilet Suite

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