



INDULGENCE INCLUSION



42-60 GREENACRE DRIVE, TAHMOOR
SINGLE STOREY



Bathla

INCLUSION LIST

Package Worth: \$20,000

KITCHEN FEATURES

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

INTERNAL FEATURES

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

DATE: _____

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BATHROOM, ENSUITE & POWDERROOM FEATURES

Ceramic tops to wall hung vanity units in all Bathrooms and Ensuite where applicable	Included
Semi-frameless shower screens in Main Bathroom & to Ensuite	Included
Square basin mixer, shower set & bath mixer in Bathroom and Ensuite (and powder if applicable)	Included
Multifunctional shower head	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. 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
Exhaust Fan to Bathrooms & Ensuite	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

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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**

Video Intercom **Included**

Ducted Air-Conditioning **Included**

EXTERNAL FEATURES

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**

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**

Coloured concrete driveway to the front of the house **Included**

Supply and install Letter box **Included**

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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	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

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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

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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**

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.



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

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