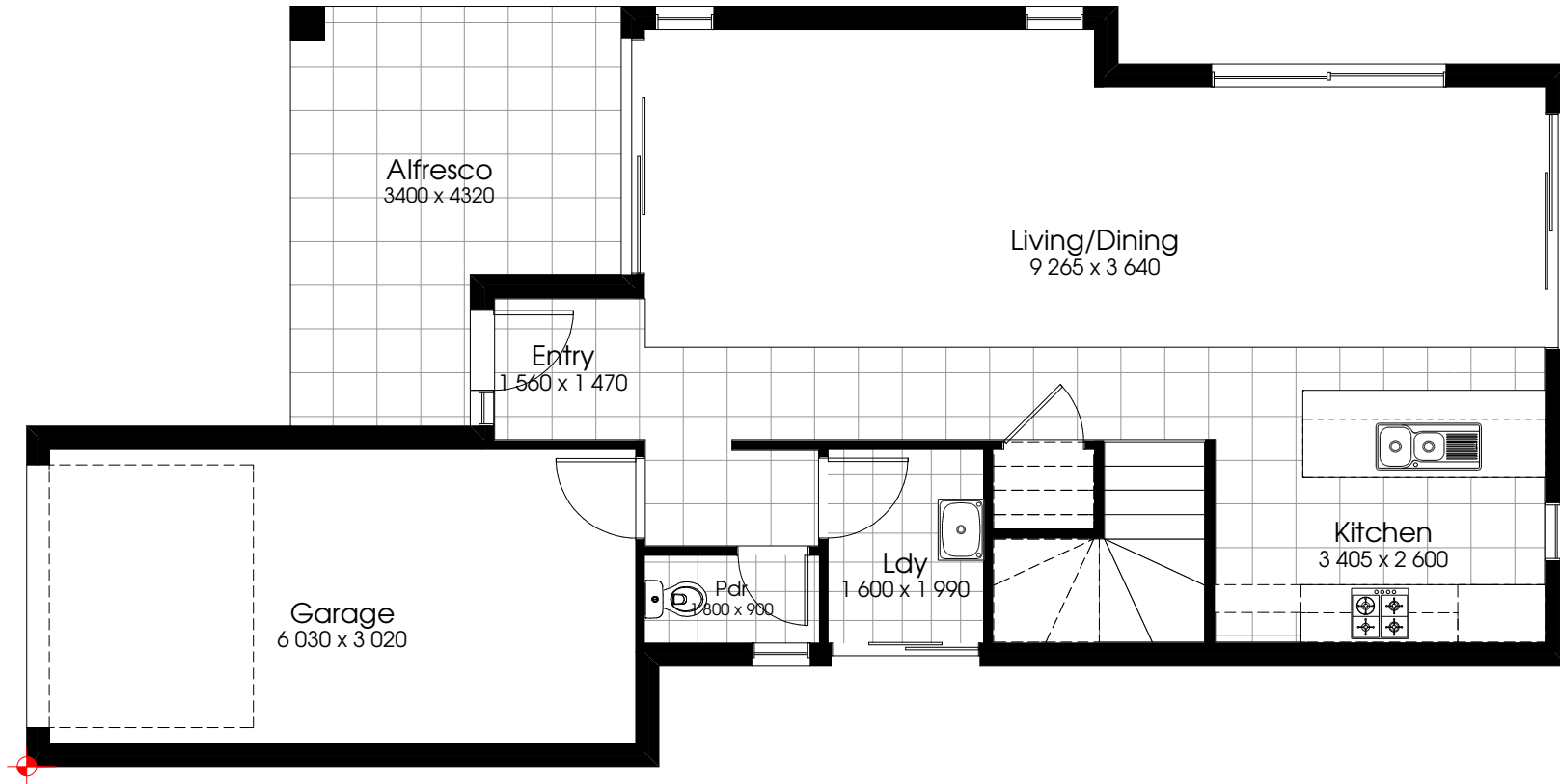
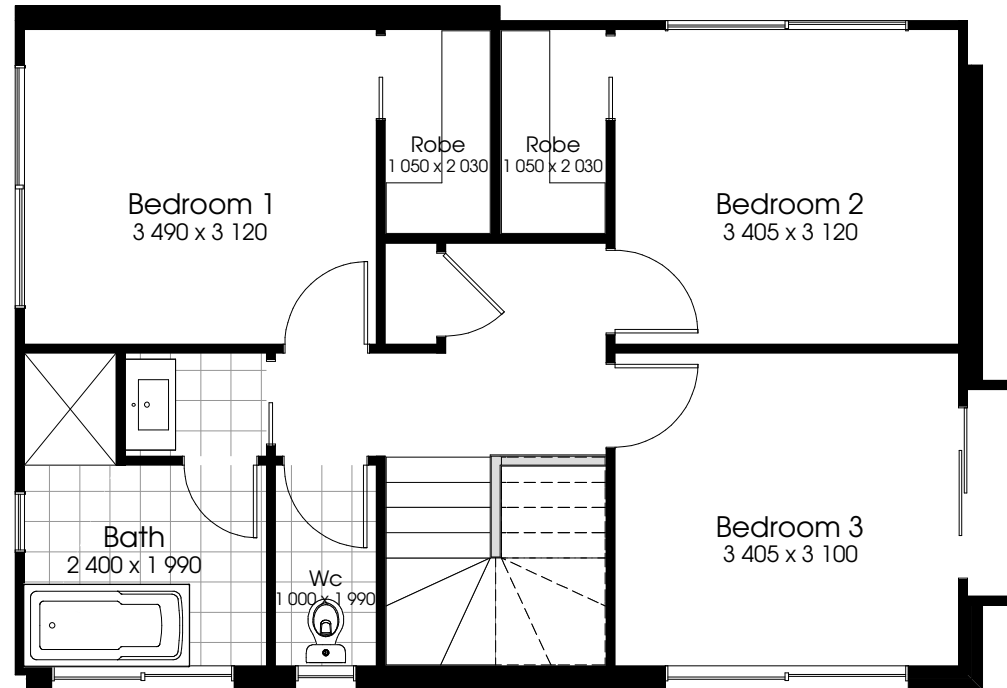




Colours, finishes and plans are subject to change and may differ from the final product.





## Sandgate Road Specification

### General

Preparation of working drawings  
Engineers' Drawings  
All statutory fees  
Construction – Home Owners Warranty Insurance  
Electrical connection  
Stormwater / sewer connection  
Poly Water Tank  
Construction to Australian BCA (Building Code of Australia)  
Compliance with W33 Wind Bracing  
All plumbing to Australian Standard  
All electrical to Australian Standard  
Removal of all builders' rubbish

### External

"M" class waffle pod concrete slab  
H2 Treated Radiata Pine timber frame  
90mm external wall frame  
Powder coated aluminium windows / glass sliding doors  
Fly screens to all windows & doors  
Security locks to all windows  
Brick veneer – Group 1 Selection  
Colorbond fascia / gutter  
Concrete tile roof – Selected range (Including sarking)  
Roller garage door with auto opener  
Hume XV1 entry door and X1 laundry door  
Instyle satin chrome external lever door furniture  
Two external taps  
Tiling to alfresco  
Instantaneous gas hot water system

### Internal

Insulation to external walls and ceilings  
Fully lined garage walls  
Plasterboard interior linings  
90mm cornice to all rooms  
50mm cornice to robes, linen and pantry  
Radiata pine skirting (66mm x 18mm) (Bevel Edge)  
Radiata pine architraves (66mm x 18 mm) (Bevel Edge)  
Melamine shelving to robes, linen and pantry  
Four shelves to linen and pantry  
Hanging rail to all robes  
Fibreglass water proofing to all wet areas  
Rehau plumbing pipe work  
Double power points throughout home  
Smoke detectors  
Three coat paint finish to walls  
Group 1 Carpet to all bedrooms, living, dining & stairs  
Split system reverse cycle air conditioner to living/dining

### Internal Doors

Radiata pine door jamb  
Hume primecoat doors  
Vinyl robe doors  
Instyle satin chrome internal lever door furniture  
Cushion door stop  
Gloss paint finish

### Kitchen

Water resistant melamine carcass  
Post form laminate rolled edge bench top  
Melamine doors with 1mm PVC edging  
150mm kickboard  
Stainless steel 1 ¾ bowl sink  
Chrome sink mixer  
Fisher & Paykel OB60SCMX3 stainless steel oven  
Fisher & Paykel CG604LCX1 stainless steel cook top  
Fisher & Paykel HS60CSR2 slide out range hood  
Ceramic tile splashback  
Provision for dishwasher

### Bathrooms

Posh Solus bath  
Lifestyle wall hung vanity with acrylic top  
Ceramic tiling to floor and walls

- 2100 high in showers
- 600 high above bath
- One tile high skirting

Dual flush toilet suites  
Polished edge mirror full width vanity unit 1000mm high  
Stegbar softline semi frameless shower screen  
Phoenix Ivy 3 piece tapware  
Phoenix Ivy bathroom accessories

### Laundry

Project 45 litre stainless steel tub  
Dura acro washing machine stop  
Chrome tapware including washing machine taps  
Ceramic tiled floor with skirting  
Tile splashback to tub  
Chrome floor grate

**These inclusions are standard to our Investor Series but may be altered, changed or deleted at the builders' discretion.**