

## KITCHEN

- Cabinetry: Fully laminated doors, drawer fronts and end panels to floor level with recessed kicker below doors only. Gloss laminate door fronts to overhead or below cupboards (dependant on colour palette).
- White melamine lined interior to cupboards & drawers
- Benchtops: 20mm reconstituted Stone bench tops
- Splashback: Glass as per drawings
- Soft close doors
- Soft close drawers
- Sink: double bowl stainless steel (as per house design)
- Tapware: Sink Mixer
- Butler's Pantry – 4 melamine shelves
- Dishwasher
- 900mm Technika stainless steel appliances (**600mm Appliances to Madison designs**)

## POWDER ROOM, BATHROOM & ENSUITE

- Vanity: Fully lined interior, laminated exterior
- Benchtop: Reconstituted Stone benchtops
- Vitreous china basins
- Designer acrylic bath
- Mirror: Aris edged frameless mirror over vanity
- Shower Screens: Silver shower screens with clear laminated safety glass
- Tiles shower recess with tiled shower base
- Towel rails and toilet roll holders-chrome
- WC: Toilet suite, dual flush ultra-low level acrylic cistern & white vitreous pan with soft close lid

## LAUNDRY

- Benchtop: Reconstituted Stone benchtops
- Laminate cupboard
- Stainless steel 45 litre insert trough with sink mixer
- Washing machine mini stop cocks with screw hose fitting-Chrome

## CERAMIC TILES & FLOOR COVERINGS

- Wall & Floor tiles porcelain
- Colour selection from builders range
- Vinyl woodgrain flooring as per builders selection
- Carpet as per builders selection

## INTERNAL

- Ceiling Height: 2550mm
- Heating: Gas heating unit ducted to acrylic ceiling registers with a manual thermostat

- Evaporative cooling with ceiling registers to bedrooms and living areas
- Robes: Single shelf with hanging rail
- Master suite WIR has 1 double hanging rail
- Paint: 3 coats of washable flat acrylic to internal walls. 2 coats flat plastic to ceilings. Gloss enamel finish to doors stairs & interior woodwork
- Skirting/Architrave: Contemporary skirting boards & architrave

## EXTERNAL

- 2 external brass garden taps with screw hose fittings provided to front & rear
- Colourbond gutters, downpipes & fascia. As per Aston Homes colour palette
- Garage: Colourbond sectional door with remote control to front, with a hinged painted flush panel door to rear

## INTERNAL & EXTERNAL COLOURS

- Selected from Aston Homes designer colour palettes

## DOORS

- Front Door: Stained feature front door with translucent glazing and timber doorframe to front entry
- Laundry Door: Fully glazed hinged, stained finish with timber doorframe (clear glass)
- Butler Pantry Door: Fully glazed hinged, stained door (translucent glass)
- Other internal: Hinged flush panel painted finish
- Weather seals to all external door frames where required

## DOOR FURNITURE

- External: Front door lever door handle with deadbolt and backing plate remainder to have Terrace set in polished chrome
- Internal: Lever door handles with cushion doorstops where applicable

## ELECTRICAL

- Layout as per detailed drawings with 1 RCD safety switch & smoke detectors wired direct
- Television points x2 as marked on plans
- Telephone points x2 as marked on plans including pre-wire, fit off & trenching
- TV antenna
- External feature light to façade
- NBN ready
- LED downlights to all living areas and bedrooms, with the exclusion of WIR, WC, WIP, WIL and garage

wherein batten holders will be installed.

## HOT WATER SERVICE

- solar hot water system with gas booster

## FOUNDATION

- Engineer designed concrete slab to suit soil conditions up to H2 slab
- Up to 500mm fall

## LANDSCAPING

- Formed garden beds to front with levelled surface to balance with drought resistance cover
- Driveway: Coloured concrete driveway to garage and path to front door
- Letter box
- Clothesline

## ADDITIONAL INCLUSIONS

- 6 Star energy efficiency rating
- Capped cold water point to refrigerator space
- Insulation: External walls – insulation batts excluding garage. Ceiling – insulation batts excluding garage
- Fly screens

**EFFECTIVE MARCH 2018**



## Disclaimer:

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