



FLOORING

- ✓ Timber-look engineered plank flooring to living, kitchen, dining & hallways
- ✓ Carpet to all bedrooms
- ✓ Ceramic or porcelain tiles to bathrooms
- ✓ Composite timber decking to outdoor deck areas



INTERNAL FINISHES

- ✓ Level 4 painted finish throughout
- ✓ Low VOC paint system
- ✓ Feature walls to living areas and master bedrooms
- ✓ Tiled bathroom walls to wet areas



CLIMATE COMFORT

- ✓ Air conditioning throughout living areas and bedrooms
- ✓ Mechanical ventilation to kitchens, bathrooms and laundries
- ✓ 1400mm ceiling fans to all bedrooms



KITCHEN

- ✓ Stone benchtops with matching splashback
- ✓ Soft-close cabinetry with hidden finger-pull handles
- ✓ Undermount stainless steel sink
- ✓ Premium appliances included
- ✓ Designer brushed finish mixer tapware



BATHROOMS

- ✓ Floor-to-ceiling tiling to selected wet areas
- ✓ Frameless glass shower screens
- ✓ Twin waterfall shower fittings
- ✓ Stone vanity benchtops
- ✓ Mirror shaving cabinet
- ✓ Premium brushed finish tapware and accessories
- ✓ Modern toilet suite and towel fittings



SAFETY & PERFORMANCE

- ✓ Hard-wired smoke detectors
- ✓ Enhanced acoustic insulation exceeding Australian Standards
- ✓ Superior sound reduction between homes



BEDROOMS & STORAGE

- ✓ Built-in wardrobes to all bedrooms
- ✓ Shelving, drawers and hanging space included
- ✓ Additional storage cupboards as per floorplan



LAUNDRY

- ✓ Built-in laundry cabinetry
- ✓ Designer brushed finish mixer tapware



DOORS & WINDOWS

- ✓ Security screen to external doors
- ✓ Security screens to windows
- ✓ Quality internal timber doors
- ✓ Dual-track sheer curtains and drapes or venetian blinds



TECHNOLOGY & CONNECTIVITY

- ✓ Fibre-ready high-speed internet connection
- ✓ CAT6 data cabling throughout
- ✓ HDTV television points to living areas
- ✓ Telephone and data connections installed



ELECTRICAL & LIGHTING

- ✓ LED downlights throughout
- ✓ Feature LED strip lighting to selected kitchen and bathroom areas
- ✓ Generous power points and switch locations throughout



ENERGY & UTILITIES

- ✓ Individual electricity and water metering
- ✓ 270L energy-efficient heat pump hot water system



CONSTRUCTION

- ✓ Architecturally designed exterior facades
- ✓ Quality cladding and roofing materials
- ✓ Landscaped surrounds
- ✓ Prefabricated roof truss system for structural integrity



**PREMIUM
INCLUSIONS**



**MODERN
DESIGN**



**GOVERNMENT-LEASED
INVESTMENT**



**BUILT FOR
LONG-TERM VALUE**



Please note: Inclusions may vary slightly between home designs and are subject to final plans, specifications and developer approvals.