

Features and inclusions:

STRUCTURAL

- Water, Sewerage, Telephone, Internet, Ducted Heating & Cooling, Power and Gas connected.
- Engineered designed concrete raft slab floors.
- Certified termite construction with floor slab, wall frames and roof structure.

DESIGN FEATURES

- Wide internal road system, with single entrance to the Village.
- Open plan living.
- 2700 (9ft) ceilings
- Building orientated to face north.
- Street facing front entrance.
- Views to front and rear to open space.
- Rear courtyard and rear porch space.
- 6 Star House Energy Rating.
- Selection of **TWO** or **THREE** bedrooms.
- "Adaptable Home" design features.
- No internal or external steps.
- Wide passageways and doors.
- Internal access from Garage, no step.
- Garage walls lined with plasterboard & insulated.

EXTERNAL FEATURES

- Face brick-veneer construction.
- Parking available on driveway to each dwelling.
- Contemporary & traditional building design.
- Buildings are generously spaced apart.
- Colorbond and tiled roof mixtures.
- Roof water storage tank to each dwelling.
- Concrete paving surrounding the dwelling.
- 'Stencilled concrete' front Porch & driveway.
- Room for visitor carparking on driveways.
- Clothes line to each dwelling.
- Automatic Garage roller door.
- External taps to front and rear.
- Automatic sprinkler system to Lawn & Gardens.
- Streetscape professionally landscaped & maintained.
- 'Crimsafe' security flyscreen doors (triple locking).

PLUMBING FEATURES

- High quality fixtures & fittings supplied, including:-
 - Stainless Steel Sink
 - Dishwasher
 - Wall Oven
 - Cook Top
 - In-bench S.S. Laundry trough
 - Porcelain vanity basin
 - Glazed shower screen
 - Porcelain toilet pans & cisterns
 - Mixer taps to Sink, Basins & Shr.

INTERNAL FEATURES

- Professionally co-ordinated, colour scheme for cupboards, floor coverings and general painting.
- Floor coverings included. Resident to select
- Window coverings included Resident to select
- Light fittings included. Resident to select
- Variations to colour scheme Resident to select
- Lever door handles
- Walls and ceilings fully insulated.
- Windows are double glazed.
- Sliding Patio doors are single Comfort glass.
- Built-in Wardrobe and Linen cupboards.
- Ducted gas heating & Evaporative cooling.

KITCHEN FEATURES

- Fully laminated cupboards professionally colour co-ordinated with walls, tiles & floor covering.
- 600mm (2ft) deep cupboards, white laminate interiors, laminated doors in selected colours.
- Laminated bench tops in selected colours.
- Overheads cupboards to house **RANGEHOOD**
- Full height **PANTRY**.
- Vinyl flooring or floor tiles.

BATHROOM FEATURES

- Wide open modern design incorporating a Shower, Vanity cupboard and Toilet.
- Accessible direct from the main Bedroom.
- Tiled to 2000 (7ft) height in shower recess.
- Welded non-slip vinyl flooring & skirting.
- Fully glazed shower screen.
- Hob-less shower cubicle
- Mirror over vanity cupboard & WC basins.

LAUNDRY FEATURES

- Lever style washing machine taps.
- Suds by-pass flat rim stainless steel trough.
- Tiled splash back to bench tops.
- Welded sheet vinyl flooring & skirting.
- Incorporates additional Toilet and basin.

ELECTRIC FEATURES

- Two television and two Phone/internet points provided.
- All light fittings supplied and installed.
- Smoke detectors provided.
- Provision for **EMERGENCY CALL SYSTEM**.
- Clipsal push pad "**PRESTIGE COLLECTION**" light switches and power points.
- Abundant power points and light points.
- Light switches 1050mm above floor
- Power Points 600mm (2 ft) above floor.