



LUXURY LIVING INSIDE & OUT

FEATURES

- Architecturally designed townhouse development designed by MPS Architects
- Your choice of a light or dark internal colour scheme
- Quick-Step Impressive Ultra timber laminate flooring to living/kitchen/meals
- Godfrey Hirst "Soft Embrace" carpet laid on deluxe underlay to all bedrooms and stairs
- Double glazed windows and sliding doors set in powder-coated aluminium frames
- Fly-screens to all opening windows
- Square set, 2700mm high ceiling to living areas, with cove cornices to all bedrooms and garages
- Blockout roller blinds to all living and bedroom windows
- Walk-in robe or built-in robe to all bed-rooms, with open shelves and hanging rail
- Chrome door lever sets to all doors
- 6 star energy rating

HEATING, COOLING & HOT WATER

- Daikin reverse cycle heating/cooling units to main living room and master bedroom
- Rinnai electric panel heaters to remaining bedrooms and secondary living areas
- Gas-boosted solar hot water system including storage tank and roof panels

ELECTRICAL

- Builders range light switches and power points
- Optical fibre conduits, data and TV points
- LED lighting throughout
- Hardwired smoke detectors
- Single fluorescent light with diffuser to garage

KITCHEN

- Laminate cabinetry with stainless steel finish handles
- Reconstituted stone benchtops with 40mm thick square edge
- 100mm x 300mm tiled kitchen splashback
- 600mm stainless steel Smeg under-bench, thermoseal multifunction electric oven
- 600mm stainless steel Smeg 4 burner gas cooktop including wok burner
- 600mm stainless steel Smeg concealed under-mount rangehood
- 600mm stainless steel Smeg under-bench dishwasher with 5 Star WELS Rating and 3.5 Star Energy Rating (MEPS)
- Stainless steel 1 & ¾ bowl inset sink
- Chrome Argent tapware

MORE INCLUSIONS OVERLEAF



ARTIST IMPRESSION

BATHROOM, ENSUITE, POWDER ROOM & WC

- Laminate cabinetry with stainless steel finish handles
- Reconstituted stone benchtops with 20mm thick square edge
- Polished edge mirrors above vanities
- Chrome Argent tapware
- Chrome Argent dual outlet shower rail to ensuite and single outlet shower rail to bathroom
- 1950mm high clear glazed semi-frameless shower screen & semi-frameless pivot door
- White Argent square inset or semi-recessed vanity basins
- Stylus Maxton rectangular acrylic bath in tiled hob
- White Argent back to wall Vitreous China toilet suite with soft close acrylic seat
- Argent bathroom accessories including double towel rails to bathroom and ensuite, towel holders to powder rooms and toilet roll holders
- 300mm x 600mm floor tiles to bathroom, ensuite, powder room and WCs

LAUNDRY

- Combination stainless steel 16 litre trough and white powder-coated steel cabinet
- Chrome Alder Soho sink mixer to trough and mini washing machine stops
- 300mm x 600mm floor tiles

OUTDOOR

- Landscaping designed by the award-winning Fleming's Nurseries
- Generous landscaping to front and rear yards, including mulched and planted garden beds, trees, grass and/or paving (in accordance with the relevant design).
- Fully fenced rear yard, with secure front yards to dwellings fronting parkland
- Sectional roller door to garage, with remote opening
- Exposed aggregate driveway
- Clothesline
- External wall-mounted lighting to front and rear yards
- Garden taps connected to recycled water to front and rear yards
- Individual letterbox or letterbox in grouped housing