

INCLUSIONS



McGrath | projects

CONSTRUCTION

- 90 day maintenance period
- All risk, public liability, construction insurance
- Service connection of electricity, water and transact (excludes any connection fees)
- Builders clean on completion
- Slab and footings to engineers specifications
- Termite treatment
- Common walls with STC acoustic rating separation between townhouses as per BCA/NCC

EXTERNAL

- Mix of facebrick, colourbond and timber look cladding
- Colourbond metal roof
- Colourbond fascia and gutter
- Clothesline (where applicable)
- Front door painted (colour as per selection)
- Aluminium windows & sliding doors with fly screens, double glazed
- Gainsborough governor door locks (keyed alike where possible)
- Concreting as per plan
- All common areas Landscaped as per design, all private courtyards to be left level.
- External courtyard tap (where applicable)
- Body corporate sub-metering for all townhouses

HEATING / HOT WATER

- 2 & 3 Bedroom: Ducted reverse cycle air-conditioning
- 1 Bedroom + Study: Wall mounted split to Living & Master Bedroom
- Electrical instantaneous hot water unit

ENERGY EFFICIENCY

- Energy rating as per EER Certificates. Please refer to sales contract
- Wall insulation as per energy rating report
- Ceiling insulation as per energy rating report

INTERNAL

- Main living area ceiling heights at 2550mm, Bedroom and bathrooms ceiling height at 2400mm
- Internal doors flush panel 2040mm high hinged doors throughout with plastic door stops
- Mirror door to all Bedroom robes
- Door furniture as per architects detail
- Skirting and architraves, 67mm MDF
- Square set cornice to living area and cornice to Bedrooms
- Plasterboard to walls (moisture resistant to wet areas)
- Internal paint work as per colour selection board

BATHROOM / ENSUITE

- Forme mont albert wall hung vanity
- Clark chrome round single shower rail
- Caroma chrome Tasman II shower mixer
- Clark chrome basin mixer
- Caroma Cosmo chrome single/double towel rail or towel ring where applicable.
- Stylus wall faced toilet
- Caroma Cosmo chrome toilet roll holder
- Mirror as per architects detail
- Semi-frameless glass shower screen

POWDER ROOM

- Wall hung basin
- Caroma Cosmo chrome towel ring
- Clark chrome basin mixer
- Stylus wall faced toilet
- Caroma Cosmo chrome toilet roll holder
- Mirror as per architects detail

KITCHEN

- Fisher & Paykel 5 function built-in stainless steel oven
- 2 & 3 Bedroom: Fisher & Paykel induction cooktop
- 1 Bedroom + study: Fisher & Paykel Ceramic Cooktop
- Ariston 52cm Undermount Rangehood 1000m3/hr
- Fisher & Paykel 14 place setting stainless steel dishwasher
- Clark double bowl stainless steel flushline sink
- Dorf vixen pullout chrome sink mixer
- Cabinets fully lined melamine door.
- Kicks to match joinery
- 20mm reconstituted quantum quartz stone
- Cabinet handles from builders selection
- Dishwasher space where applicable with tap connections.
- Microwave provision where applicable to joinery cupboard.
- Bank of 4 drawers with cutlery insert to top draw
- Soft close draws
- White melamine shelves

LAUNDRY

- 42L stainless steel tub and cabinet
- Washing machine hot and cold water connections

GARAGE

- Colorbond roller door' 1 x remote for single garage and 2 x remotes for double garage
- Double fluorescent light
- One double power point

STORAGE

- All robes laminated custom built to suit
- Laminated doors where applicable or Sliding doors where applicable

WALL / FLOOR TILING AND CARPET

- 2 & 3 Bedroom: Bathroom/ensuite full height tiling, refer selection boards for tile.
- 1 Bedroom + Study: Floor and skirting tiles to Bathroom/ ensuite, refer selection boards for tile.
- WC one row skirting tiles only
- Floor wastes installed as be BCA
- 2 & 3 Bedroom: Tile to wet areas including bathrooms & Laundry, timber laminate flooring to main living area, kitchen & carpet to secondary living area, Bedrooms & hallway
- 1 Bedroom + Study: Tile to wet areas including kitchen, bathroom & Laundry, Carpet to living, hallway and Bedrooms
- Kitchen floor & splash refer selection boards
- Laundry splash backs 300x300 white

ELECTRICAL / DATA

- Two LED down lights per Bedroom (or study)
- Two double power point to each Bedroom (or study)
- Two double power point, one Data, and one TV to each master Bedroom one light point to WIR (if applicable)
- Bathroom and ensuite (ensuite if applicable) two light heater with exhaust fan and one double power point
- Laundry area one light (Fan if required) and one double power point
- Kitchen two LED down lights, two double power point and all appliances as required
- Living/meals area four down lights two double power points and one TV point and one Data point
- WC one light point (fan if required)
- Two LED light point to hall way
- Smoke detectors as per AS hardwired with battery back up
- External light points to all entry doors
- RCD safety switches and circuit breakers
- Pre-wired the house for NBN Fit off and connections

NOTES

- The seller reserves the right to substitute any specified inclusions with that of similar quality
- The Buyer will have a choice of two selections

Fisher & Paykel
Built-in Oven



Clark
Double Bowl Flushline Sink



Ariston
Ducted Rangehood



Fisher & Paykel
Induction Cooktop
(2 & 3 bedrooms)



Dorf
Sink Mixer



Clark
Round Pin Shower Mixer



Clark
Round Single Shower Rail



Clark
Round Pin Basin Mixer

