

# THE BIG INCLUSIONS



**tick** HOMES

# KITCHEN INCLUSIONS



## Kitchen

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- ✔ Entertainer's kitchen with fully-lined modular cabinets
- ✔ 20mm Caesarstone benchtops
- ✔ Full-width laminate overhead cupboards either side of rangehood with plaster bulkheads above
- ✔ 16mm laminate panel drawers and doors with white melamine interiors
- ✔ Tiled splashback
- ✔ Designer chrome cabinet handles
- ✔ Pantry with 4 white melamine shelves

## Tapware & sink

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- ✔ Chrome single lever mixer tap
- ✔ 1¾ double bowl top-mount stainless steel sink

## Appliances

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- ✔ 900mm Technika stainless steel dual fuel upright cooker
- ✔ 900mm Technika stainless steel canopy rangehood vented through to roof space on single storey and external wall on double storey homes
- ✔ Dishwasher and microwave provisions built into base cupboards including single powerpoint (house specific)



✔ 1¾ double bowl top-mount stainless steel sink



✔ Chrome single lever mixer tap

Laminex®

TECHNIKA®  
COOKING WITH PASSION

# LIVING INCLUSIONS

## Internal

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- ✓ 2590mm nominal ceiling height to single storey and double storey homes
- ✓ 67mm x 12mm square-edged skirting and architraves
- ✓ 75mm cove cornice to home and garage
- ✓ Keyed window locks to openable windows
- ✓ Flyscreens to openable windows

## Floorcoverings

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- ✓ 400mm x 400mm ceramic floor tiles to entry, living, meals, kitchen, laundry, ensuite, W.C., bathroom and powder room (house specific)
- ✓ 100mm high tiled skirtings to wet areas
- ✓ Carpet on foam underlay to the remainder of the home

## Paint

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- ✓ 3 coats of Taubmans paint to all internal walls (one colour throughout)
- ✓ 2 coats of Taubmans flat acrylic paint to ceilings (one colour throughout)
- ✓ 2 coats of Taubmans gloss enamel paintwork to all interior timberwork (one colour throughout)
- ✓ 2 coats of Taubmans acrylic paint to all exterior works (one colour throughout)

## Robes & linen

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- ✓ White melamine shelf with chrome hanging rail to robes
- ✓ 2100mm high framed vinyl sliding doors to robes (excludes WIR's)
- ✓ 4 white melamine shelves to linen cupboards (house specific)
- ✓ Chrome pull handle to linen cupboard

## Internal doors

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- ✓ 2040mm high flush panel doors
- ✓ Designer lever handles to passage doors
- ✓ Chrome hinges, latches and striker plates throughout to all doors
- ✓ Plastic white door stops to all hinged doors (excluding robe and linen doors)

## Stairs (double storey only)

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- ✓ Feature staircase with carpet treads, newel post, black wrought iron balusters and KDHW handrail





✓ 2590mm nominal ceiling height

✓ 75mm cove cornice

✓ 3 coats of Taubmans matt paint

✓ 67mm x 12mm square-edged skirting and architraves

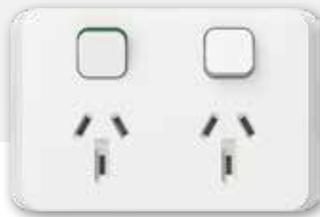
✓ 400mm x 400mm ceramic floor tiles

# LIVING INCLUSIONS

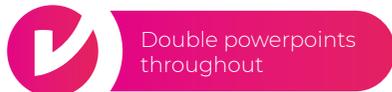


## Electrical

- ✓ Ceiling batten lights as per working drawings, including shades and light globes
- ✓ Flood lighting to front and rear entry areas
- ✓ Double powerpoints throughout home (refer to working drawings)
- ✓ Single powerpoints to fridge, dishwasher and microwave provision (house specific, refer to working drawings)
- ✓ Wall-mounted light switches throughout home
- ✓ Exhaust fans above all showers and where required (includes draft stoppa)
- ✓ Hard-wired interlink smoke detectors with battery back-up
- ✓ 2 TV points with free-to-air TV antenna
- ✓ 2 telephone points
- ✓ Double weatherproof GPO in alfresco (house specific)
- ✓ Double external powerpoint to hot water service unit



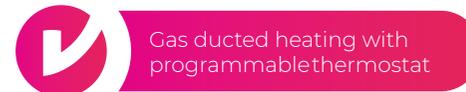
2 TV points



Double powerpoints throughout



2 telephone points



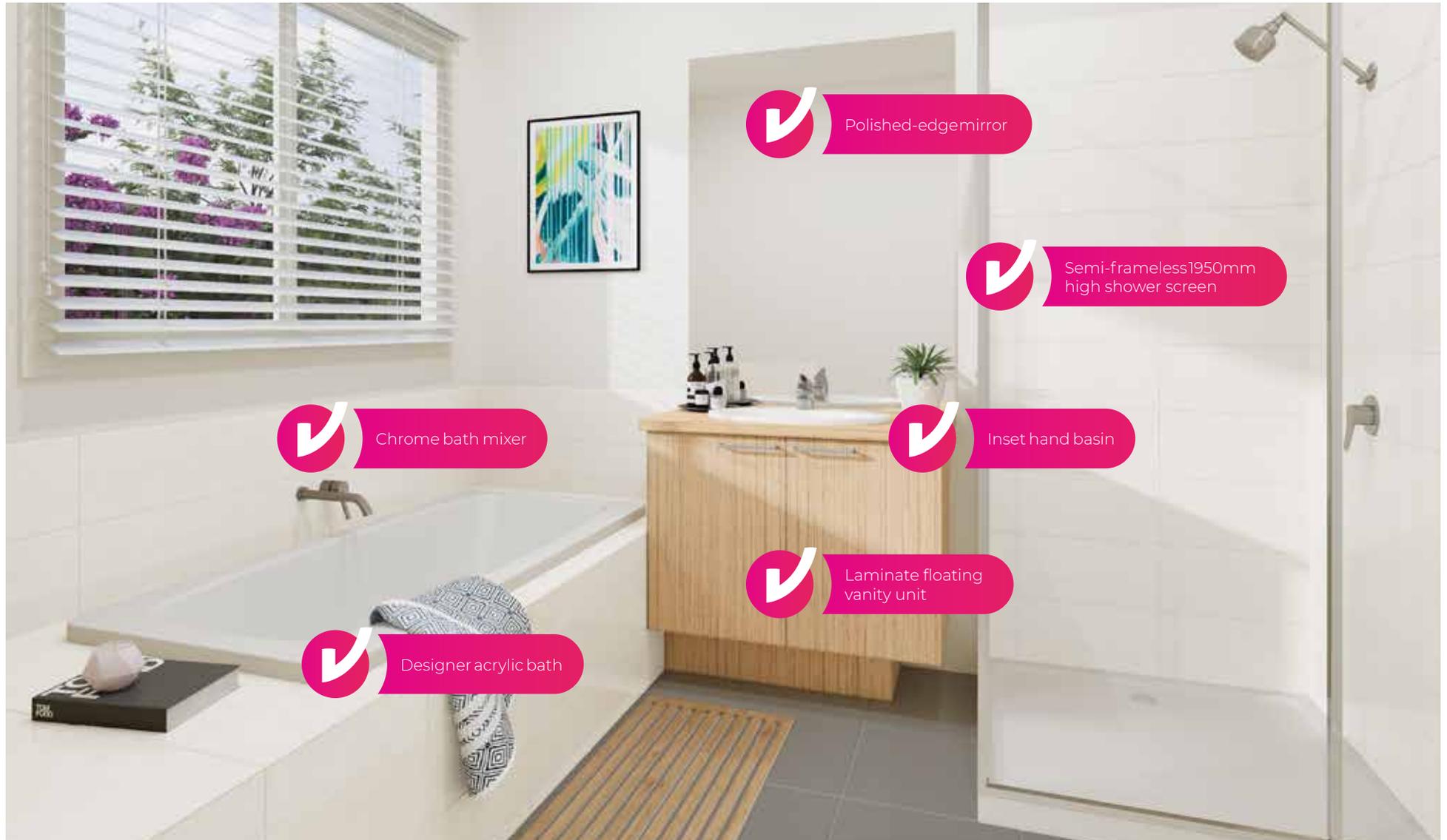
Gas ducted heating with programmable thermostat

## Heating

- ✓ Gas ducted heating with programmable thermostat control and ceiling vents to living areas and bedrooms (refer to working drawings)



# BATHROOM & ENSUITE INCLUSIONS



## Bathroom & ensuite

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- ✓ Designer laminate vanity unit with laminate square-edged benchtop and kicker
- ✓ Silver backed, polished-edge mirror to width of vanity unit
- ✓ Chrome cabinet handles
- ✓ White vitreous china inset hand basin with chrome waste outlet
- ✓ Semi-frameless 1950mm high shower screen with pivot door and clear safety glass
- ✓ White shower base with matching waste
- ✓ Designer white acrylic bath with chrome waste to bathroom
- ✓ White vitreous china close-coupled toilet suite with concealed waste, dual flush cistern, soft-close seat & chrome mini cistern stop tap

## Powder room (house specific)

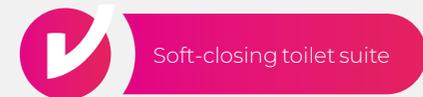
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- ✓ Designer laminate vanity unit with laminate square-edged benchtop and kicker
- ✓ Silver backed, polished-edge mirror to width of vanity unit
- ✓ Chrome cabinet handles
- ✓ White vitreous china inset hand basin with chrome waste outlet

## Tiling

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- ✓ Ceramic wall tiles to bathroom, ensuite and powder room (as per working drawings)
- ✓ 100mm high skirting tiles to bathroom, ensuite, laundry, W.C. and powder room (as per working drawings)



# BATHROOM & ENSUITE INCLUSIONS

## Tapware

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- ✔ Chrome bath wall mixer with wall outlet
- ✔ Chrome basin mixer tap
- ✔ Chrome shower mixer with all-directional shower head to bathroom
- ✔ Chrome shower mixer with slide rail to ensuite

## Laundry

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- ✔ Tiled splashback
- ✔ Laminate laundry cabinet with trough
- ✔ Chrome mixer tap to laundry trough
- ✔ Chrome wall-mounted washing machine connections concealed in laundry cabinet
- ✔ Aluminium sliding door with clear glazing



✔ Chrome shower mixer to bathroom



✔ Chrome shower mixer with slide rail to ensuite



✔ Chrome basin mixer tap





✓ Carpet on foam underlay



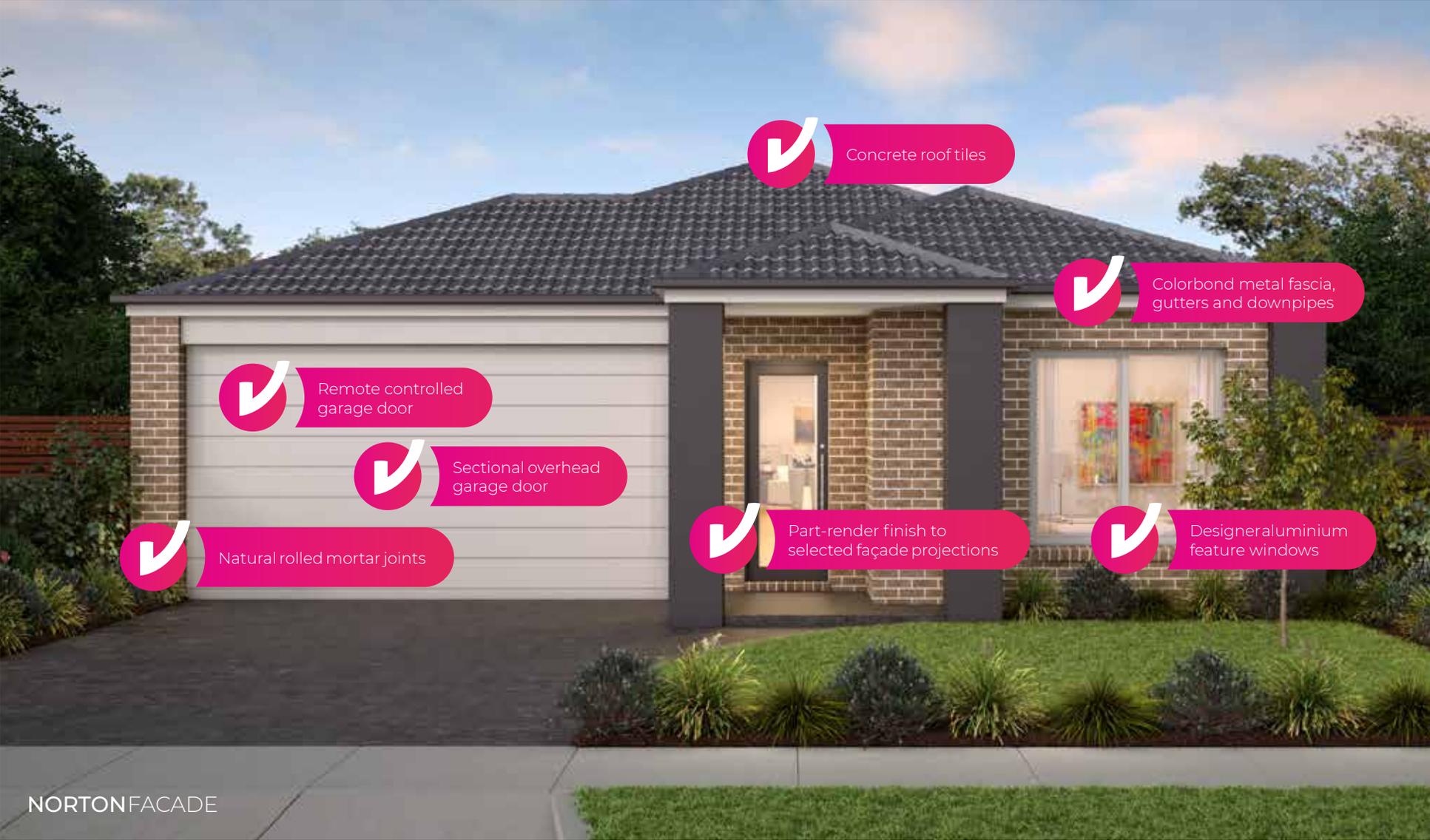
✓ Polished-edge mirror to width of vanity

✓ Inset hand basin

✓ Designer laminate vanity unit

✓ 400mm x 400mm ceramic floor tiles

# EXTERNAL INCLUSIONS



## Brickwork & render

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- ✓ Clay bricks
- ✓ Natural rolled mortar joints
- ✓ Part-render finish to selected façade projections (façade specific)
- ✓ Various alternative wall cladding systems are used on a house and façade specific basis, including but not limited to expanded polystyrene, fibre cement products and timber battening (refer to working drawings)
- ✓ Painted fibre cement infills over side and rear windows and external doors (house and façade specific)
- ✓ Painted fibre cement sheet over garage
- ✓ Coloured through concrete driveway and path

## Garage

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- ✓ Remote controlled garage door
- ✓ Brick veneer garage with painted plasterboard walls and ceiling
- ✓ Sectional overhead door to front of garage

## Windows

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- ✓ Designer aluminium powdercoat finish feature windows to façade (house specific)
- ✓ Aluminium powdercoat finish windows to remainder of house (house specific)

## Alfresco (house specific)

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- ✓ Undercover alfresco with plaster-lined ceiling and one batten light point
- ✓ Brick pier to alfresco
- ✓ External aluminium sliding door with clear glazing

## Roofing

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- ✓ Profiled concrete roof tiles
- ✓ Colorbond metal fascia, flashings and barge, quad gutter with 100mm x 50mm rectangular downpipes and zinc box gutters



# EXTERNAL INCLUSIONS

## Doors

- ✓ 2040mm high flush panel solid core external garage access door with lockable entrance set
- ✓ Hume Vaucluse XV9 feature 2040mm x 820mm front entry door with designer entrance set



Feature front entry door with designer entrance set

## Framing

- ✓ 90mm pine wall frames with engineered stabilised pine roof trusses as per engineer's requirements

## Energyefficiency

- ✓ Chromagen 175-litre tank, solar-assisted hot water service with assisted gas-boosted continuous flow
- ✓ Roof-mounted solar panels
- ✓ Insulation to roof area (excluding garage, porch and alfresco ceiling) to achieve a minimum 6-star energy rating to all orientations
- ✓ Wall batts to external house walls (including part wall between garage and house) achieving a minimum 6-star energy rating to all orientations
- ✓ Foil weather wrap to external walls
- ✓ Weather seals to all external doors and windows
- ✓ Self-sealing exhaust fans



Solar-assisted hot water service

## Fixed site costs

- ✓ Fixed site costs, connections and specifications to all house and land packages. Connection to standard stormwater and sewer connection points are provided within the building allotment. Engineer-designed concrete "M" class waffle raft slab. Communications trench and conduit. Applicable council requirements. Includes termite treatment (where required). Excludes connections and account opening fees
- ✓ 100mm stormwater drains
- ✓ All council and developer requirements

## Tapware & plumbing

- ✓ 2 garden taps; one inside front boundary and one adjacent to alfresco
- ✓ Recycled water points to front and rear of house, connected to toilets and in laundry for washing machine point (estate specific)
- ✓ Concealed plumbing waste pipes
- ✓ Overflow to stormwater point



Roof-mounted solar panels

6-Star energy rating

2 garden taps

VALENCIA FACADE

# LET'S DO THIS!

To get things happening, contact us today.

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