

EXTERIOR

Driveway	Colour concrete driveway with cove finish
Brick	Austral Bricks – Urban One Range in Chiffon Colour SAMPLE 1
Lights	Ceiling: LED down lights with White Finish
Doors	Front Door – Lot 1 Left Unit & Lot 2 Right Unit - 820W Solid Core Entry Door Semi-Gloss White. Lot 1 Right Unit & Lot 2 Left Unit - 820W Solid Core Timber Door Merbau Timber Stain SAMPLE 13 Garage Door – Single Panel Lift Door in Surfmist with two remotes
Roofing and Gutters	Colorbond Roofing – Shale Grey with Surfmist Fascia & Gutters SAMPLE 2
Fencing	Front – White Picket Fence Side 1.8m High Colorbond Fencing
Landscaping	Mix of Natives, Hedges, Turf and Pebbles/Pavers to front
Windows	Powder coated Aluminium Windows with Flyscreens – Pearl White
Feature Window Surround to Front Elevation	Lot 1 Left Unit & Lot 2 Right Unit – Rendered Brickwork/fibre cement in White Lot 1 Right Unit & Lot 2 Left Unit – LedgeStone Collection Sandstone SAMPLE 14
Gable Features	Lot 1 Left Unit & Lot 2 Right Unit - Vertical Cladding to match front entry posts and front entry doors for Lot 1 Right Unit and Lot 2 Left Unit SAMPLE 13
Front Timber Posts	Timber Posts in Merbau or similar to both lots

ENTRY

Floor	Porch – 450X450 Textured Floor Tile SAMPLE 3 Hallway - Vinyl Timber Flooring SAMPLE 4
Walls	Inside - Vivid White DULUX paint, Low Sheen Finish SAMPLE 5 Outside – Austral Bricks – Urban One Range in Chiffon Colour Feature wall – Lot 1 Left Unit & Lot 2 Right Unit - LedgeStone Collection Sandstone SAMPLE 14 Lot 1 Right Unit & Lot 2 Left Unit - Rendered Wall with White Paint
Lights	LED down lights with White finish

BEDROOM 1

Door	Honeycomb Core Internal Doors with Chrome Passage Set White Dulux Paint, Semi-Gloss Finish
Floor	Pure Impressions carpet in Grey Haze colour SAMPLE 6
Walls	Natural White DULUX paint, low sheen finish SAMPLE 7
Wardrobes	Walk in Robe with Coloured shelving and drawers
Lights	LED down lights with White Finish and 1 x Modern Pendant Light
Skirtings	White DULUX paint, Semi-Gloss Finish
Ceiling	Ceiling White DULUX paint, flat finish

BEDROOMS 2 & 3

Door	Honeycomb Core Internal Doors with Chrome Passage Set White Dulux Paint, Semi-Gloss Finish
Floor	Pure Impressions carpet in Grey Haze colour SAMPLE 6
Walls	Natural White DULUX paint, low sheen finish SAMPLE 7
Wardrobes	Built in robes, white frosted doors on tracks, white frame, white melamine shelving and drawers
Lights	LED down lights with White Finish
Skirtings	White DULUX paint, Semi-Gloss Finish
Ceiling	Ceiling White DULUX paint, flat finish

LIVING ROOM

Floor	Vinyl Timber Flooring SAMPLE 4
Walls	Vivid White DULUX paint, Low Sheen Finish SAMPLE 5
Lights	LED down lights with White finish
Air-conditioning	Split System 5.0kw Air conditioner
Skirtings	White DULUX Paint, Semi-Gloss Finish
Ceiling	White DULUX paint, Flat Finish



SAMPLE 1



SAMPLE 2



SAMPLE 3



SAMPLE 4



SAMPLE 5



SAMPLE 6



SAMPLE 7

Note: DETAILED FINISHES SCHEDULE TO BE COMPLETED AFTER BUILDER APPOINTED.

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ALFRESCO

Floor	450X450 Textured Floor Tile SAMPLE 3
Post	Austral Brick Post – Urban One Range in Chiffon Colour
Door	Power coated Aluminium Sliding Glass door with lock – Pearl White
Lights	LED down lights with White finish
Walls	Feature Cladding to selected areas SAMPLE 8

LAUNDRY

Floor	300x300 Textured Floor Tile SAMPLE 9
Splashback	300x100 Gloss Subway Tile SAMPLE 10
Sink	Stainless Steel Round Bowl Sink
Tapware	Polished chrome Gooseneck mixer
Lights	LED down lights with white finish
Ceiling	White DULUX paint, flat finish
Door	Honeycomb Core Internal Doors with Chrome Passage Set White DULUX paint, semi-gloss finish

BATHROOMS & ENSUITE

Floor	450x450 Textured Floor Tile SAMPLE 11
	300x600 White Matte Walls and 300x600 horizontal Feature Wall with Pattern Textured light grey tile, Matte finish
Vanity	Wall-Hung Vanity with white top and pop-up plug
Tapware	Polished chrome mixer
Mirror	Rectangular Frameless Mirror mounted to wall
Lights	LED down lights with white finish and extracting fan
Door	Ensuites: Honeycomb Flush Door Cavity Slider Main Bathroom: Honeycomb Core Internal Doors with Chrome Privacy Set White DULUX paint, semi-gloss finish
Ceiling	White DULUX paint, flat finish 1 x Skylight installed to bathroom and ensuite ceilings

BATHROOMS & ENSUITE (CONT.)

Toilet	White Back to Wall toilet suite with soft closing seat
Bathtub	Freestanding white bathtub with chrome plug
Shower	Bathroom: Open Shower with Hand-Held Shower on Rail and Mixers Ensuite: Semi-Frameless Shower with Hand-Held Shower on Rail and Mixers
Accessories	Toilet roll holder, towel rail, handtowel holder included Bathroom: Niche to shower area and bath area Ensuite: Niche to shower area

KITCHEN

Floor	Vinyl Timber Flooring SAMPLE 4
Walls	Vivid White DULUX paint, Low Sheen Finish SAMPLE 5
Splashback	300x100 Gloss Subway Tile SAMPLE 10
Benchtop	20mm Stone Benchtop SAMPLE 12
Wall and Island Cupboards	Premium Quality Kitchen with soft close cupboards, drawers and pull out pantry as per plan
Tapware and Sink	Polished chrome Gooseneck Mixer with Stainless Steel Universal Sink
Oven	Omega 60cm wide stainless steel oven with black glass
Cooktop	Omega 60cm wide four zone black ceramic surface with touch control
Rangehood	Omega 60cm wide stainless steel slide out rangehood
Dishwasher	Omega 60cm wide freestanding dishwasher
Lights	LED down lights with white finish and two modern pendants over island bench
Skirtings	White DULUX paint, semi-gloss finish
Ceiling	White DULUX paint, flat finish



SAMPLE 8



SAMPLE 9



SAMPLE 10

SAMPLE 11



SAMPLE 12



SAMPLE 13



SAMPLE 14

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