



Value inclusions.

*Lifestyle*  
DEANSIDE



# Home is where the heart is.

But it's also where the kitchen sink, the laundry mixer and the heating/cooling is too, and you can never skimp on the essentials. That's why our homes all come with quality furnishings as standard. Take a look at just how much you've got to come home to.



## Foundations

- ✓ Dwelling – Footings built to engineer's design – steel subfloor on screw piles
- ✓ Carport – Concrete slab to engineer's design



## Walls

- ✓ Pre-fab timber frame
- ✓ Reinforced cement “Primeline Newport” weatherboards with vapour permeable breather paper
- ✓ R1.5 glass wool insulation batts (to external walls)
- ✓ Internal 10mm plasterboard walls generally
- ✓ Internal 10mm wet area plasterboard to wet areas



## Roof

- ✓ Pre-fab 25° timber trusses to main roof and carport
- ✓ Colorbond roof, fascia, quad guttering and downpipes
- ✓ Colorbond whirlybird to roof cavity
- ✓ Rain head to fire-rated carport wall homes



## Windows

- ✓ Powder coated aluminium sliding windows throughout dwelling, excluding front facade
- ✓ Powder coated aluminium awning windows to front facade (size specific to facade type)
- ✓ Draught seals provided to all windows
- ✓ Fly screens to all opening window sashes
- ✓ Keyed alike locks to all openable windows



## External Doors

- ✓ Flush panel solid timber entry door with weatherseal
- ✓ Steel mesh security door to front door
- ✓ Polished chrome lever lockset with deadbolt to front door
- ✓ External clear glass timber door and frame to laundry located inside carports (subject to home design)
- ✓ External clear glass aluminium door and frame to laundry located to rear yard (subject to home design)
- ✓ Draught seals to all external doors
- ✓ Flyscreen doors to all aluminium sliding doors



## Internal Doors and Trim

- ✓ Flush panel internal doors with satin brushed chrome lever handles or flush pulls to cavities
- ✓ 67×18mm single bevelled edge architraves and skirting
- ✓ Tiled skirting to wet areas only



## Ceiling

- ✓ Plasterboard with 55mm scotia cornice
- ✓ R3.5 glass wool insulation batts (excludes carport and alfresco)



## Floor Coverings (subject to home design)

- ✓ Carpet with cushion underlay
- ✓ Porcelain floor tiles
- ✓ Timber-look vinyl flooring



## Heating and Air Conditioning

- ✓ 7kW reverse cycle split system



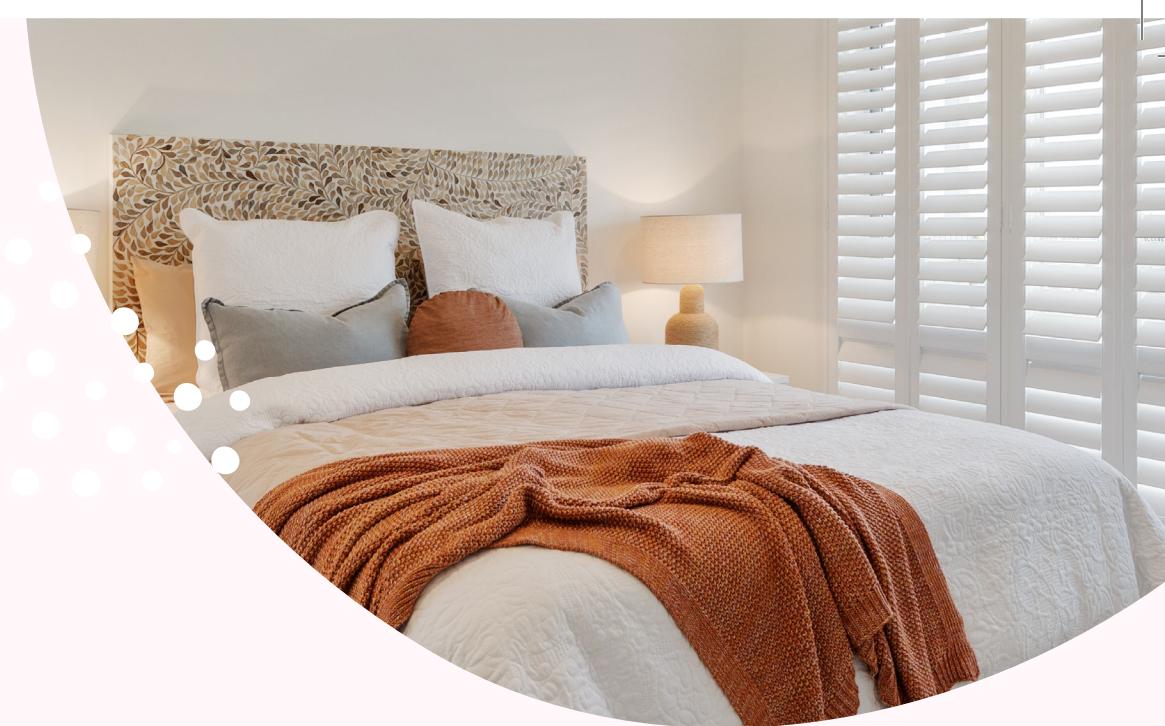
## Light Fittings

- ✓ LED downlights throughout
- ✓ Dimmable LEDs to main living areas
- ✓ Single fluorescent light to carport
- ✓ Sensor floodlight to rear
- ✓ Heat lamp/exhaust light combination to bathroom (and ensuite)
- ✓ Light to all external entrance ways



## Electrical

- ✓ White power points as per plan
- ✓ TV and data points as per plan (main living and main bedroom)
- ✓ White power point with USB point as per plan to kitchen island benchtop and main bedroom
- ✓ Hard wired smoke detectors
- ✓ Opticomm ready
- ✓ RCD protection - to all home electrical







### Exterior Decking and Steps

- ✓ Powder coated balustrade to all decks and verandahs
- ✓ Handrail to external steps, one side
- ✓ Spotted gum decking to all decks and verandahs, with Cabot's Natural Decking Oil
- ✓ Treated pine steps to all exits with Cabot's Natural Decking Oil in Merbau tint



### Painting

- ✓ **Ceilings** Two coat paint system – Hadrian ceiling flat
- ✓ **Walls** Three coat paint system – Berger premium interior matt - acrylic
- ✓ **Timberwork** two coat paint system – Berger premium enamel gloss
- ✓ **External** Two coat paint system
- ✓ Berger solarscreen exterior low sheen acrylic to external timberwork and weatherboards



### Robes

- ✓ Mirror sliding robe doors with white melamine top shelf and chrome hanging rail
- ✓ One set of 4 melamine shelves to each wardrobe
- ✓ Combination of single and double hanging rails with 4 drawers provided to WIR (where applicable)



### Kitchen (home specific)

- ✓ **Joinery** Square edge laminate cabinetry including including pull out twin bin and overhead cupboards
- ✓ **Drawers** Large soft closing pot drawers
- ✓ **Handles** Square edge profile handles
- ✓ **Benchtop** 20mm thick stone benchtops with square edge
- ✓ **Splashback** Ceramic wall tiling up to underside of overhead cupboards
- ✓ **Pantry** Laminate cupboards with shelving system (subject to home design)
- ✓ **Butler Pantry** Laminate cabinetry with open overhead shelving with 20mm thick stone benchtop (subject to home design)



### Bathroom and Ensuite (home specific)

- ✓ **Vanity Basin** Allure white above counter vanity basin
- ✓ **Tapware** Hali brushed nickel single basin mixer
- ✓ **Shower Fixtures** Hali brushed nickel shower wall mixer with Cora wall-mounted shower column with rail shower and flexible hose (Kennedy 2/ Corner Designs bathroom shower rail is Cora shower rail only)
- ✓ **Splashback** Ceramic wall tiling up to underside of vanity mirror
- ✓ **Towel Rail** Chrome ladder-style towel rail, 5 rung (heated)
- ✓ **Toilet Roll Holder** Opus brushed nickel toilet roll holder
- ✓ **Floating Cabinets** with cupboards & drawers with finger pull handles
- ✓ **Benchtop** 20mm thick stone benchtop with square edge
- ✓ **Showerscreen/Showerbase** Semi frameless shower screen at 2100mm high with tiled showerbase including tiled wall niche
- ✓ **Mirror** Round or oblong shaped (subject to home design)
- ✓ **Semi Freestanding Bath** to bathroom (subject to home design)



### Laundry

- ✓ **Tapware** Hali single lever chrome mixer
- ✓ **Splashbacks** Ceramic wall tiling behind trough, up to underside of overheads
- ✓ **Joinery** Square edge laminate base cupboards including overhead cupboards, laminate broom/ linen cupboard with 2 white melamine shelves or built-in cupboard (refer to home design for specification)
- ✓ **Benchtop** Square edge laminate benchtop (Alwin, River and Ralph designs have stone benchtop)
- ✓ **Handles** Square edge profile handles coloured matched to cabinetry
- ✓ **Trough** 45 litre insert trough with bypass (Alwin, River and Ralph designs have single bowl undermount sink as standard laundry trough)
- ✓ **Washing Machine Taps** included, located inside laundry base cupboard



### Appliances

- ✓ **Cooktop** ILVE ILD60B 600mm or ILVE ILD9E 900mm induction cooktop (size subject to home design)
- ✓ **Rangehood** ILVE IVUM60 600mm or ILVE IVUM90 900mm concealed rangehood (size subject to home design)
- ✓ **Oven** ILVE ILO60MMX electric oven
- ✓ **Dishwasher** ILVE IVFSD61/1 600mm freestanding dishwasher







### Hot Water Service

- ✓ Chromagen 170 litre electric heat pump storage system on concrete base (location subject to home design)



### Powder Room (home specific)

- ✓ **Benchtop** Stone benchtop
- ✓ **Laminate Floating Cabinets** with cupboard with finger pull handles (cabinet size subject to house design)
- ✓ **Handles** Finger pull handles
- ✓ **Vanity Basin** Caroma semi-recessed basin
- ✓ **Toilet Suite** Nova II vitreous china back to wall “Easy Height” toilet
- ✓ **Toilet Roll Holder** Opus brushed nickel toilet roll holder
- ✓ **Towel Ring** Opus round chrome towel ring



### Window Coverings

- ✓ Plantation shutters to front facade windows (includes Allan Cnr living room and kitchen windows, Loddon II Cnr bedroom 2 side highlight windows, Eleanor/Eleanor Cnr living room side windows to wrap around deck, Chandler Cnr bedroom II side highlight window, and Forbes Corner II living room side windows)
- ✓ Block out roller blinds to bedrooms, kitchen, dining, laundry and main living areas including rear sliding doors



### Other Inclusions

- ✓ Linen cupboard with 3 or 4 melamine shelves (location subject to home design)



### External / Landscaping

- ✓ Fold-down clothes line
- ✓ 2 external water taps
- ✓ Exterior waterproof double power point(s) (refer to home specific plans)
- ✓ Automatic carport sectional panel lift door with 2 handset remotes (slimline door profile)
- ✓ Letterbox located at clubhouse
- ✓ 125 litre rubbish bin/250 litre recycling bin
- ✓ Colorbond fencing at 2100mm high
- ✓ Colorbond gate at 2100mm high x 900mm wide
- ✓ Plain concrete driveway and path to front door
- ✓ Landscaping as per plan with irrigation system provided to front garden bed
- ✓ Pre-fab Colorbond garden shed with concrete floor (excludes Sturt, Alwin, Allan & Allan Cnr designs)

## Customise your new home

Now it's time for the fun part. You deserve to put your own personal twist on your new home, so we've got an incredible range of customisable features for you. From indoor colour schemes to outdoor decking extensions, there's plenty of options to suit your style and needs.





## Lifestyle Deanside

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