

# Extensive Inclusions List

## BROWN HILL

Your new home will  tick all the boxes

### Kitchen

- ☑ Omega - Quality stainless steel 4 burner gas cook top (600mm)
- ☑ Omega - Quality stainless steel fan forced electric under bench oven (600mm)
- ☑ Stainless Steel Dishwasher
- ☑ Quality laminated kitchen cabinets and post formed benchtops including breakfast bench
- ☑ Pantry with white adjustable shelves
- ☑ Stainless Steel cabinetry bar handles (200mm)
- ☑ Stainless steel double bowl sink with dish drainer
- ☑ Chrome lever mixer tap

### Bathroom

- ☑ Fully lined laminated base cabinet with laminated post formed bench top
- ☑ Semi recessed white basins including chrome pop up drain
- ☑ Acrylic designer 1600 bath - white, set into tiled hob - in main bathroom
- ☑ Dual flush full china toilet suite
- ☑ Chrome framed mirror - full length of vanity, approx 2000mm high
- ☑ Polymarble shower base
- ☑ Shower Screen with chrome framed safety glass shower screen with pivot door
- ☑ Basin tap - chrome single lever mixer tap
- ☑ Chrome towel rail, toilet roll holder and hand towel ring

### Laundry

- ☑ Stainless steel 45lt trough and cabinet (white)
- ☑ Wall mounted chrome washing machine taps
- ☑ Chrome single lever mixer tap

### Windows and Doors

#### Windows

- ☑ Aluminum powder coated windows - including combination of sliding, awning and fixed windows

#### Doors

- ☑ Aluminum powder coated lockable sliding doors
- ☑ Solid timber entry door with glass insert - including lockable entry set & deadbolt for **security**
- ☑ External door - weatherproof hinged flush access door including lockable entry set
- ☑ Internal 2 panel doors
- ☑ Garage - remote roller door
- ☑ Weather seals to all external hinged doors

## Floor and Wall Coverings

### Tiles

- ☑ Floor tiles through kitchen, bathroom and laundry
- ☑ Floor tiles through entry way and hall way
- ☑ Tiling in bathroom includes feature tiles in shower and bath hob

### Carpeted Areas

- ☑ Carpet to all bedrooms, WIR and family room
- ☑ Godfrey Hurst Riviera range

## Internal Features

### General

- ☑ Standard 2440mm ceiling height for efficient energy usage
- ☑ Skirting board - 67mm high beveled edge
- ☑ Architraves - 67mm high beveled edge
- ☑ Cornice - 75mm cove cornice throughout

### Heating

- ☑ Gas ducted R3 heating unit to living areas and bedrooms including programmable remote control - great for those winter chills

### Robes

- ☑ Shelf with chrome hanging rail
- ☑ Sliders to all double robe doors

### Painting

- ☑ Designer colours used throughout
- ☑ Ceilings low sheen acrylic
- ☑ Walls washable low sheen - **three coat** application
- ☑ Internal Doors - semi gloss
- ☑ Woodwork - semi gloss

## External Features

### Painting

- ☑ Entry door - stained finish
- ☑ Other doors - low sheen weatherproof finish
- ☑ Infill's above windows and doors - low sheen weatherproof finish

### Other Features

- ☑ Selkirk Bricks - Minerals Collection
- ☑ Colorbond © fascias, gutters and downpipes
- ☑ Concrete Roof Tiles - Traditional Style
- ☑ Two external taps provided
- ☑ Brick Fascias on garage

## Electrical

### Power Points

- ☑ Double power points throughout excluding dishwasher and fridge provision
- ☑ Two phone points provided

### Internal/External Lighting Points

- ☑ 3 in 1 tastic to ensuite and bathroom
- ☑ Down lights to kitchen, meals and entry
- ☑ Oyster lights to all remaining rooms (excluding bathroom, laundry and bathroom)
- ☑ Fixed baton holder to outside of laundry door

### Safety

- ☑ Hard wired smoke alarm with battery back up
- ☑ LCD safety switch and circuit breakers to meter box

## Services and Connections

- ☑ Water - included \*
- ☑ Gas - included \*
- ☑ Telephone - included \*
- ☑ Power - included \*
- ☑ Storm water - included \*

\*does not include consumer account opening fees.

## FREE Bonus Features

- ☑ **5 star energy rating** - save money by reducing your energy costs!!
- ☑ **Energy Efficient Solar Hot Water** - this can reduce your household hot water bill by more than 60 percent per year \*\*
- ☑ TV Point to family room included with coaxial cable to roof space included

## What we offer that most others do not

- ☑ Venetian Blinds
- ☑ Stainless Steel Dishwasher
- ☑ Fly screens to all openable windows
- ☑ Fully landscaped easy care gardens
- ☑ Remote Control Roller Door for garages and carports
- ☑ New 1.8m (6ft) Colorbond® fencing
- ☑ Concrete driveways
- ☑ Letterbox

## Guarantee

- ☑ 6.5 years structural guarantee

\*\* Information sourced from Victorian Government website Resource Smart ([www.saveenergy.vic.gov.au](http://www.saveenergy.vic.gov.au))