

## TURNKEY INCLUSIONS MAYFIELD PRECINCT

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### WINDOWS & DOORS

- ✓ Entry feature clear glazed hinged door and timber door frame.
- ✓ Passage lever handle with double cylinder deadbolt to front entry door.
- ✓ Garage external access door flush panel painted door.
- ✓ Laundry door half light clear glazed flush panel painted door.
- ✓ Entrance knob set to laundry external access, garage rear access and garage internal doors.
- ✓ Energy efficient single glazed powder coated aluminium windows and sliding doors (design specific) with keyed locks to opening sections.
- ✓ Flyscreens to all openable windows.
- ✓ Block-out roller blinds to bedrooms, living areas and kitchen windows and sliding doors (design specific).
- ✓ Colorbond sectional garage door with remote opener and three hand held transmitters.

### ELECTRICAL

- ✓ Fixed LED downlights to all living areas with batten lights to balance (design specific).
- ✓ Ceiling mounted linear LED light point to garage.
- ✓ Outdoor living to have one external light (wall or ceiling mounted (design specific).
- ✓ Interconnected hard-wired smoke detectors throughout with battery back-up.
- ✓ Double power points as per electrical plans.
- ✓ Single power points to appliances as per electrical plans.
- ✓ One pay TV (RG6) point with cabling bundled in roof space ready for connection to provider by the purchaser after handover.
- ✓ Three data points and one telephone point ready for connection to network provider by the purchaser after handover.
- ✓ Two free-to-air television points connected to antenna with splitter box.
- ✓ Self-sealing exhaust fans over shower enclosures (and to WC enclosures without a window).
- ✓ Earth leakage safety switch and circuit breakers.

### HEATING & COOLING

- ✓ Multi-head split system air conditioning with two (2) programmable heads, one to living, and one master bedroom.

### INTERNAL DOORS AND FINISHES

- ✓ Flush panel and gloss painted hinged internal doors with chrome lever style passage sets and chrome hardware.
- ✓ Flush panel and gloss painted cavity sliding internal doors with chrome rectangular flush pulls (design specific).
- ✓ Cushion door stops throughout.
- ✓ 67 x 12mm splayed profile gloss painted skirting and architraves.
- ✓ 2440mm and 2590mm nominal ceiling heights throughout (design specific).
- ✓ 75mm cove cornice throughout.
- ✓ Quality acrylic paint to all walls and ceilings (industry standard two coat system).
- ✓ Feature paint grade staircase, with timber handrail and enclosed storage area (design specific).

### KITCHEN, BATHROOMS AND LAUNDRY

- ✓ Laminate cabinet doors, end panels and drawer fronts with melamine base and overhead cabinet carcass (design specific).
- ✓ Reconstituted stone bench tops with 20mm edge to kitchen (design specific).
- ✓ Laminate bench tops to powder, ensuite, laundry and bathroom.
- ✓ Stainless steel 600mm gas cook top.
- ✓ Stainless steel fan forced electric oven.
- ✓ Stainless steel 600mm fully retractable rangehood.
- ✓ Stainless steel dishwasher.
- ✓ Semi frameless clear safety glass pivot shower screens.
- ✓ Polished edge and frameless mirror over vanity units.
- ✓ Chrome finish towel rails and toilet roll holders to all bathrooms and toilets.

### TAPWARE & PLUMBING

- ✓ Chrome lever mixer tap to kitchen.
- ✓ Stainless steel double bowl sink to kitchen.
- ✓ Chrome lever basin mixers to ensuite, bathroom and powder room (design specific).
- ✓ Handheld shower heads.
- ✓ Stainless steel laundry trough with metal cabinet.
- ✓ Hot and cold tap set to washing machine.
- ✓ Close coupled vitreous china dual flush toilet suites with soft closing lid.
- ✓ Acrylic bath to tiled podium (design specific).
- ✓ Solar hot water service with gas continuous flow booster.

### ROBES & SHELVING

- ✓ Aluminium framed vinyl sliding doors to robes and linen (excluding WIR).
- ✓ Shelving to linen: Four fixed melamine shelves to whole width (with upright supports where required).
- ✓ Shelving to WIR: One fixed melamine shelf with single hanging rail and one 450mm (nominal) tower unit with three drawers and two adjustable shelves.
- ✓ Shelving to robes: One fixed melamine shelf with single hanging rail and one 450mm (nominal) section of four fixed shelves.

### TILING & FLOORING

- ✓ High quality laminate timber look flooring and carpet with underlay throughout dwelling (design specific).
- ✓ Ceramic wall and floor tiles to all wet areas, wall tiling to kitchen splashback.

### PATHS AND EXTERIORS

- ✓ Side and rear fencing provided to meet estate covenants, including 1No. side wing fence with gate.
- ✓ Landscaped drought resistant garden with plants to front and rear yards, 2No. mature trees, and turf to rear yard.
- ✓ Coloured concrete to driveway, front path, porch, laundry, and entertainer pad (including outdoor living when roofed).
- ✓ Garage standard grey concrete.
- ✓ Letter box with street number to meet developer requirements.
- ✓ Wall or ground mounted folding clothesline and garden shed.
- ✓ Two external garden taps (one to the front, one to the rear).