

3 Bedroom House Standard Specifications Guide (T3)



EXTERIOR

- SG8 timber H1.2 frame & trusses.
- Strandfloor 20mm composite flooring, H3.2 Ply to wet areas. 200 x 50 timber H1.2 floor joists at 400mm spacings over 3 rows of 200 x 50 timber H3.2 double bearers.
- Colorsteel (Grey Friars), 8 degrees hipped roof.
- Colorsteel (Grey Friars) vertical wall cladding featuring vertical shiplap timber weatherboard cladding.
- Colorsteel (Grey Friars) fascia and gutter, PVC downpipes.
- Fairview powder coated (Grey Friars) aluminium joinery, double glazed windows and doors. Aluminium entrance door with electric keyless lock (passcode).
- Exterior wall lights. Exterior wall power point.
- Continuous flow gas water heater. LPG bottles not supplied.

INTERIOR

- Entrance built-in cabinet, design as attached.
- GIB board walls and ceilings, stopped and painted. GIB Aqualine to wet areas, stopped and painted.
- Fully insulated with Pink Batts in exterior walls and ceilings, and underfloor.
- 1980mm high interior doors, painted and fitted with door handles.
- Wardrobes include shelves, hanging rail, and drawers, in prefinished white board.
- Pine 60 x 10mm Single Bevelled skirting, painted.
- LED down lights, TV points, battery powered smoke alarms, security alarm system.
- High wall mounted heat pump. Outdoor unit to be installed on site by qualified trade person organised by the owner.
- Carpet for all bedrooms. Vinyl for living area, kitchen, bathroom, laundry.

KITCHEN

- Kitchen cabinet, design as attached.
- Engineered stone bench tops, under mount single bowl stainless steel sink fitted with food waste disposer.
- Integrated 900mm Powerpack Rangehood, Bosch 750mm SS gas cooktop, Bosch 600mm built-in oven, Bosch 600mm built-in microwave.
- 600mm width freestanding dishwasher provision with plumbing and power point included (appliance not included).
- Ceramic tile splash back. Chrome finish tapware.

BATHROOM, LAUNDRY

- Laundry cabinet, design as attached.
- White acrylic shower tray, white acrylic wall liner, shower mixer and slide shower, frameless glass door.
- 1000mm wide freestanding vanity. Ceramic tile splash back. Chrome finish tapware.
- Back to wall toilet suite with soft close seat. 600mm wide LED mirrors.
- Heated towel rail, exhaust fan, bathroom heater, LED down light, toilet roll holder.

* Specifications are subject to change according to product availability.



Kitchen

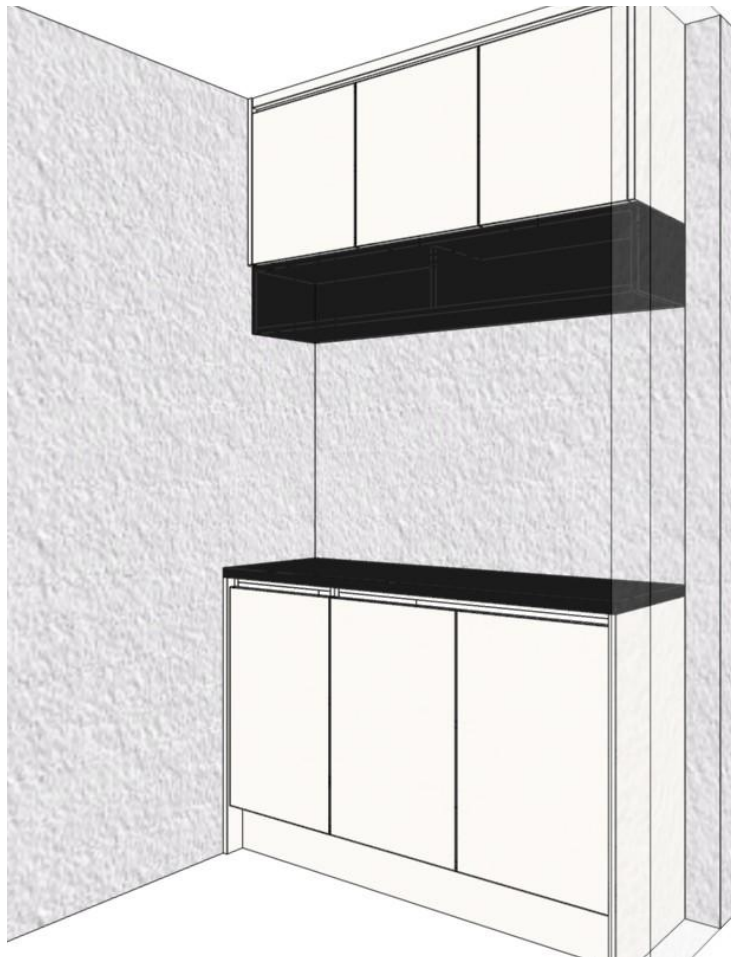
Kitchen Design



Laundry

Address: 15 Ascot Aven

Laundry Design



Entrance Built-In Cabinet

* 3D images show overall design of the kitchen, laundry, and entrance cabinet, not necessarily the true representation in every detail, such as handles and cabinet colour may look different from the images.