

go SERIES

INCLUSIONS

PRELIMINARY COSTS & STATUTORY REQUIREMENTS

- Design consultation.
- Electrical consultation.
- Select from a range of carefully co-ordinated internal & external colour schemes.
- Contour survey & report.
- Architectural drawings.
- Structural engineering.
- Basix assessment & certification to State Government requirements.
- Complying development application & fees.
- Home Building Compensation Fund insurance.
- Long service levy.
- Water authority fees.
- 160 day tender period.
- Three month maintenance period.

EXTERNAL

- 'M' class waffle pod slab.
- Classic facade.
- Heavy duty foil wrap to external walls.
- Bradford Enviroseal roof sarking.
- Weather seals to all external hinged doors.
- Termite protection system to Australian Standards.
- 90mm timber frame. Engineered to N2 wind classification.
- Quality bricks from PGH Bricks. Off-white mortar with raked joints to brickwork.
- 170mm Primeline Newport weatherboard cladding where applicable.
- Quality powder coated aluminium sliding windows with black hardware.
- Keyed locks to external aluminium sliding doors & all opening windows
- Concrete roof tiles.
- 22.5° roof pitch (subject to design).
- Colorbond steel fascia & quad gutter.
- Sectional overhead garage door.
- Hume Vauclose entry door in painted finish with Gainsborough TradePro Lennox Horizontal entrance set.
- Tiled front entry porch on reinforced concrete slab.
- Two external garden taps.

INTERNAL

- R3.0 ceiling insulation to living areas.
- R1.5 wall insulation to external walls & garage/living dividing walls.
- 2450mm nominal ceiling height.
- 2040mm Hume Flush internal doors, with chrome hinges & latches.
- Gainsborough TradePro stylish lever sets to all hinged internal doors, privacy set ensuite, bath & powder rooms.
- 2040mm Hume Flush hinged doors to built-in wardrobes.
- Gainsborough rectangular flush pull to all sliding doors, circular privacy set to sliding cavity doors where applicable.
- Cushioned door stops to all hinged internal doors.
- 90mm Cove cornice.
- 67mm x 18mm half splayed skirting & architrave suitable for paint finish.
- Linen cupboard as per plan with four melamine shelves.
- Melamine shelf & hanging rail to all wardrobes.
- Taubmans premium three coat paint finish to all internal walls & woodwork.
- Wet areas waterproofed to Australian Standards.

NATURAL GAS (SUBJECT TO AVAILABILITY)

- 26 litre Instantaneous natural gas hot water system pre-set to 50°C (6-star rating).
- Natural gas connection within 10m of the dwelling.
- One internal gas bayonet point.

KITCHEN

- Laminate kitchen finish. Kitchen layout including overhead cabinetry as per plan.
- Laminate benchtop.
- One set of cutlery drawers
- One set of pot drawers
- Door & drawer handles.
- Soft closing hinges & drawer runners.
- Bulkheads to overhead cupboards.
- Provision for microwave oven including power outlet.
- Provision for dishwasher including power outlet & cold water connection.
- Four melamine shelves to pantry including walk-in pantry's where applicable.
- Clark Radiant 1 ¾ bowl stainless steel sink & Phoenix Arlo gooseneck sink mixer.
- Bellissimo 600mm electric oven.
- Bellissimo 600mm gas or electric cooktop.
- Bellissimo 600mm slide out rangehood. Ducted externally.

BATHROOM, ENSUITE & POWDER ROOM

- Laminate wall hung vanities with Manooga Stadium integrated single bowl vanity tops.
- Phoenix Arlo basin mixer.
- Phoenix Arlo bath & shower mixer.
- Phoenix Arlo bath outlet.
- Phoenix Ivy shower arm & rose.
- Semi-framed shower screen with pivot door, 6mm safety glass & standard handle.
- 900mm high polished edge vanity mirrors fitted to the same width as vanity.
- Stylus Basis 1525mm rectangular bath in tiled hob.
- Stylus Dorado wall faced toilet suite with soft closing seat.
- Phoenix Rarii double towel rails & toilet roll holders.
- Ceramic wall & floor tiles. 2000mm high to showers, up to 1200mm high above bath measured from floor level & a single row or 150mm splash-back tile to rear of vanity. Single row of skirting tile to remainder.
- Chrome floor wastes.

LAUNDRY

- Everhard 40 litre freestanding laundry tub & cabinet.
- Phoenix Ivy laundry sink mixer.
- Ceramic wall & floor tiles. Skirt tile to perimeter with a tiled splashback to 600mm over laundry tub.
- Chrome floor wastes.
- Half glazed Hume XF3 timber external laundry door in paint finish with Gainsborough TradePro lockset.

ELECTRICAL & COMMUNICATIONS

- Earth leakage electrical safety switch in single phase meter box.
- HPM double power outlet to all rooms & single power outlet to appliances as required.
- Light points to all rooms including compact fluorescent globes.
- Three-in-one fan/light/heater combination unit to bathroom & ensuite. Ducted externally.
- Two twin fluorescent light to garage.
- Four external light points.
- One two-way light switch.
- Two television outlets.
- Two telephone outlets.
- Direct-wired smoke detectors with battery backup.
- Conduit & draw wire from meter box to internal wall of garage (NBN provision).
- One single power outlet to internal wall of garage (NBN provision).
- One additional telephone outlet to internal wall of garage (NBN provision).