

myhouse^{design}

The Complete Lifestyle

- INCLUSIONS -



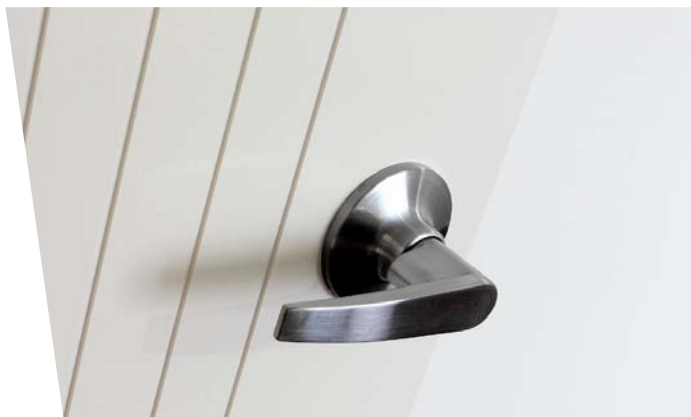
Inclusions

EXTERNAL FINISHES

- Face brick veneer external walls
- Colorbond custom orb roof
- Colorbond fascia and gutter
- 2.44m internal ceiling height
- 600mm eaves
- 820mm style external door with translucent glass inserts and fixed translucent glass sidelight
- Aluminium powder coated windows & sliding doors
- Satin chrome front door lockset
- Panel lift garage door with two remotes
- 90mm PVC down pipes
- Smartfilm termite barrier
- Aluminium powder coated balustrade on balconies (where applicable)

INTERNAL FIXINGS

- Decorative style internal swinging door
- Aluminium framed mirror vinyl sliding wardrobe doors
- Satin chrome lever internal door handles
- Pencil round skirting and architrave painted in gloss finish - 2 coats
- 10mm plaster board and 70mm cornice painted in low sheen finish - 2 coats. 6mm Villaboard in wet areas
- Pine ridge to garage



My House Design
QBCC 1160638

Ind Industries Pty Ltd
PO Box 1315, Buddina Qld 4575
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Australian Lifestyle Range

Inclusions are current at 01/01/20. These inclusions are regularly updated, so please contact us for updates before proceeding or making decisions. Artistic impressions of renders and floor plans are not to scale. Lot width is indicative and depends on estate guidelines.
Ind Industries Pty Ltd ABN 46 120 258 657
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KITCHEN

- 20mm engineered stone bench top
- Texture or matt finish laminate kitchen cabinet doors and drawers
- Stainless steel Dishlex dishwasher
- Stainless steel 60cm oven
- Stainless steel Westinghouse 60cm slide-out range hood
- Stainless steel Westinghouse 60cm electric cooktop
- Chrome sink mixer
- Stainless steel sink
- Metaline tiled splash back



IMPORTANT NOTE: Where this inclusions list applies to a dual occupancy dwelling - the appliances included may vary for each unit. Please refer to the sales plans for clarification of the inclusions.

LAUNDRY

- Glass sliding door or external swinging door - 1/2 clear glass with stainless steel lockset (depends on house design, please refer to plan)
- Steel stand-alone laundry cabinet with stainless steel tub
- Chrome mixer
- Ceramic tile splashback up to 60cm high



Inclusions



BATHROOMS, ENSUITES AND WATER CLOSETS

- Vanities with 20mm engineered stone with matt laminate cupboard doors and drawers
- Micro framed mirror over vanity - polished edge
- Chrome shower, bath and basin mixers
- Chrome shower rail and bath spout
- Ceramic close-coupled toilet suite
- Chrome double towel rail and toilet roll holder
- Semi-framed glass shower screen with pivot door
- Acrylic moulded bath 1.675m
- Ceramic tile splashback, skirting and shower recesses
- Ceramic feature tile on side of bath, bath hob, and one wall of the room



FLOOR COVERINGS

- Ceramic floor tiles in kitchen, family, meals, entry, linen cupboards and all wet areas. Hallways shall be as indicated on plans
- Carpet in bedrooms, wardrobes, 2nd living area (where applicable) and internal staircase (where applicable)
- Garage floor to be plain trowelled concrete



WINDOW TREATMENTS

- Roller blinds to all windows and vertical blinds to all sliding doors excluding wet areas
- Security screens to all windows and sliding doors excluding a pivot entry door if chosen





ELECTRICAL

- Two reverse cycle split system inverter air conditioners as indicated on plans
- LED downlights, ceiling fans and 3 in 1 exhaust fans throughout house
- External double spotlight near laundry drying area
- TV antenna for up to three hard wired TV points
- Hot water system – can be either electric 250L or gas instant flow.

IMPORTANT NOTE: Air conditioning units where indicated on the sales plans shall be fitted in accordance with the manufacturers specifications. The size and layout of the room where the unit is to be installed shall determine the size of the unit. As a general rule, where indicated on the sales plans, a bedroom shall have a 2.6kW unit and a large living room shall have a 6.2kW unit.



LANDSCAPING

- Feature garden at front of property with mixture of trees, shrubs, ground covers and decorative pebble
- Turf installed to remainder of property unless stated otherwise in contract or sales plans
- Exposed aggregate concrete driveway, porch and alfresco
- Metal letterbox
- Fencing sufficient to complete property with access gates as indicated on plans
- Wall mounted clothesline

IMPORTANT NOTE: Alternate landscaping specifications may apply to properties over 500m². Please refer to the sales plans.



Inclusions

ENERGY EFFICIENCY

- Ceiling insulation in main roof area excluding garage, alfresco & porch or blanket
 - Sisilation wrap to external walls
 - Minimum 6 star energy rating
-
- NOTE: For an Associated Unit or Auxiliary Unit dwelling, one water distributor meter & 2 sub-meters shall be installed
 - NOTE: For a dual occupancy or duplex dwelling, two water distributor meters shall be installed



FACADE



MORE THAN JUST A ROOF OVER YOUR HEAD



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