

MCNAUGHTON RESIDENCES INCLUSIONS

KITCHEN

Fixtures and finishes

- 20mm Caesarstone® benchtops, 40mm Caesarstone® edge to island benchtop with waterfall end panels
- Feature laminate servery bench
- Walk-in pantry with four melamine shelves
- Tiled splashback
- Overhead cupboards with matt finish
- Four pot drawers, overhead cupboards and laminate base cabinets
- Soft close drawer runners and hinges
- Choice of designer handles throughout to cabinets

Sinks and tapware

- Franke double bowl undermount sink
- Selection of chrome and matt black Phoenix sink mixers

Kitchen appliances

- Fisher & Paykel integrated French door refrigerator (896mm wide). ActiveSmart™ foodcare, frost free freezer, adaptive defrost, humidity control system, Sabbath mode. Variety of cabinetry and handle options
- Fisher & Paykel integrated dishwasher. Multiple wash programs, quiet performance
- Fisher & Paykel 900mm built-in under-bench oven including nine functions with pre-set temperatures, including Bake, Pastry Bake and Fan Forced
- Fisher & Paykel 900mm induction cooktop with five zones and instant response Touch&Slide controls
- Fisher & Paykel 900mm wide built-in integrated rangehood

LIVING

Flooring

- Selection of ceramic or porcelain floor tiles to entry, kitchen, pantry, living zones and wet areas **OR** timber-look laminate to entry, kitchen, pantry and living zones
- Selection of quality carpet options to the remainder of the home

Electrical

- Downlights throughout as per standard electrical plan
- Ceiling batten light points to remainder of home with shade and compact fluoro globe (as per standard plan)
- Iconic series switches and outlets to all internal points
- Double power points throughout with single power point for fridge, dishwasher and remote-control garage door
- Two TV points with 7 metres of RG6 cable left in ceiling space for future antenna connection
- Double external power point as positioned
- Para flood light point to outside of laundry door
- Smoke detectors with interconnecting circuit at specific nominated locations
- Safety switch test

Ceilings and fixtures

- 2590mm ceiling height to ground floor
- 2440mm ceiling height to first floor
- 75mm cove cornices throughout
- 67x12mm double pencil round skirting boards and door architraves

Paint

- Dulux® three coat paint system to all internal walls and two coats to ceiling

Robes and linen

- Walk-in robe with melamine shelving and chrome hanging rails (design specific)
- Robes with one melamine shelf and chrome hanging rail to secondary bedrooms
- Linen cupboard with four melamine shelves

Internal doors and handles

- 2340mm high internal doors to ground floor and 2040mm high doors to first floor of double storey homes
- Premium redicote doors with cushioned door stops to all internal doors

- Selection of Gainsborough® handles to internal doors and cylinder knobs to robe doors
- Chrome hinges, latches and striker plates throughout

Staircase

- Solid timber hardwood closed treads and risers, stained hardwood stringer, stained hardwood profile handrail and stained hardwood square newel posts with round stainless steel or matt black aluminium balusters
- 1100mm high plaster lined dwarf wall to perimeter of first floor stair void

6-star energy and heating

- 6-star energy rating with standard plan on any orientation
- Protective breathable insulating wall wrap to all external walls
- Wall batts between common wall of house and garage and all external walls excluding garage
- Quality batts to the ceiling space, excluding garage
- Haier ducted reverse cycle air-conditioning system with 2 zones to all living areas and bedrooms
- Rinnai integrated heat pump hot water service

ENSUITE AND BATHROOM

Vanity

- 20mm Caesarstone® benchtops to ensuite(s) and bathroom(s)
- Laminate base cabinets to ensuite(s) and bathroom(s)
- Polished silver mirror above vanity
- Selection of designer handles
- Soft close hinges to cabinets

Bath

- Novara acrylic bath to bathroom or ensuite (design specific)
- Selection of Phoenix bath outlets and mixers in chrome or matt black

Basins and tapware

- Selection of undermount, semi-inset and above counter basins with pop-up waste
- Selection of Phoenix tapware in chrome or matt black to basins

Shower

- Semi-framed 2000mm high shower screen to showers in chrome or matt black
- Tiled shower base with smart tile waste to showers
- Phoenix Vivid 4 function shower head and rail
- Phoenix shower mixers
- Self-sealing energy rated exhaust fans above showers

The details

- White wall faced toilet suites with soft close seat
- Phoenix accessories including single towel rail to bathroom and ensuite(s) and single toilet roll holders to toilets
- Tiled skirts to wet areas
- RACV emergency home assist

POWDER ROOM AND LAUNDRY

Powder room (design specific)

- Caesarstone® dropped-front benchtop
- Selection of undermount, semi-inset, semi-recessed, and above counter basins with pop-up waste
- Polished silver mirror above vanity
- White wall faced toilet suites with soft close seat
- Ducted self-sealing energy rated exhaust fan to powder room to outside wall

Laundry

- Laminate base cabinets to laundry with square-edge laminate benchtop and stainless-steel inset trough with chrome sink mixer
- Selection of designer handles with soft close hinges to cabinets

- Broom section with melamine shelf and chrome hanging rail (design specific)
- Provision for washing machine connections
- Clear glazed Corinthian hinged external door or aluminium hinged external door to laundry (design specific)

EXTERNAL

Windows and doors (design and facade specific)

- Double glazing to windows throughout (excluding corner butt joined windows)
- Single glazing to all external doors
- Flyscreens and window locks to all openable windows
- Boutique aluminium awning windows to front facade, aluminium fixed and awning windows to sides and rear
- 2340mm high front entry door with clear glazing
- Gainsborough® Tri-lock lever set with double cylinder to front entry door
- Gainsborough® keyed lock to rear garage access door and between house and garage access door

External cladding (design and facade specific)

- Hebel 75mm powerpanel external cladding on 35mm battens with Dulux Acratex 2 coat rendered finish
- Lightweight cladding with Dulux Acratex 2 coat rendered finish to first floor offset walls of double storey homes

Roofing and garage (design and facade specific)

- 3No. fixed skylights to living area (design specific)
- 6KW grid connected solar PV system installed to roof and 5KW single phase inverter
- COLORBOND® steel roof including 1No. whirly bird (no sarking)
- 450mm wide eaves to front facade and to full perimeter of first floor roofline of double storey homes

- Rendered cladding above all windows and doors including garage door
- COLORBOND® fascia, gutter and downpipes
- COLORBOND® panel lift garage door with remote control and two transmitters

Frame

- 90mm MGP10 pine wall frame with pine pre-fabricated roof trusses

Preliminaries

- Soil test, feature survey inspection, bushfire attack level assessment and wind speed report
- Building permit and property information application
- Sewer fees, drainage fees and plumbing application
- Home Owners Warranty (HOW) insurance certificate

Connections

- Pest control capping to slab pipes and reticulation and pipe penetrations termite system Part A and B
- 3 phase underground electrical connection
- Phone trenching from Telstra pit to house including 1 phone point. Excludes consumer account opening fees

Landscaping

- Selection of landscaping packs
- Exposed aggregate concrete driveway with path to home
- Letterbox
- Fencing to side and rear of lot

Site preparation and foundation costs

- Fixed price including site costs and preparation costs
- Developer Guidelines included