

THROSBY LIFE

Deluxe Inclusions

Initial items

Home warranty indemnity insurance

Lodging of development plans

Private certifier to all inspections

3 coat waterproofing system applied to bathrooms, laundry and WC

90 day maintenance period

Interior and Exterior Design consultation.

Site works & connections

Surveyor set out

Site costs allowance \$5,000

Gas, water, sewer, electricity services to Authorities Connection point at house. Connection fees by owners.

Termite treated concrete slab

Concrete driveway & pad for water tank

Rainwater tank & Provision for water pump.

House & site cleaned on completion

External & internal finishes & fittings

Bristle Concrete Roof tiles choice from designer or classic range.

Colorbond Facia & Quad gutter

PVC Downpipes painted to suit exterior

Face brickwork as per Austral Bricks Whitsunday, Wilderness and The Avenue Range.

Scratch render if noted on drawings

Feature cladding if noted on drawings

Single glazed windows & glass sliding doors

Locks to all windows & glass sliding doors

Flyscreens to all opening windows & glass sliding doors

Automatic garage doors with two controllers

1 x front & 1 x rear garden tap

Foldaway clothes line

Treated pine timber infill panels and Standard gate to Front courtyard [If Applicable]

External Hume Doors from builder's selection Allowance \$250.00

Governor Entrance Set to all other external doors

Internal Hume Flush Doors from builder's selection

Internal lever handles from the 'Gainsborough 700 Series'

Sliding mirror robe doors to bedrooms

42mm architrave, square profile, mdf craftwood

67mm architrave in square profile, mdf craftwood

10mm plasterboard to walls & ceilings

55mm cornice throughout

Joinery

Total joinery allowance \$10,000

Kitchen finishes & fittings

Kitchens are custom built for each home

Everhard NuGleam 1.5 bowl stainless steel sinks. 73103



Features:

- 1 taphole
- Lefthand bowl
- Suits garbage disposer
- 90mm chrome basket waste

Phoenix Ivy Slim Kitchen sink mixer. YS730CHR



Features:

- 7.5L/min
- Ceramic disc cartridge
- Smooth modern design
- Water saving technology
- Chrome

Ariston 600mm stainless steel slide out range hood. ARHS60X-A



Features:

- FA halogen lighting
- 440m³/hr air extraction
- Ducted or recirculating
- Aluminium grease filter
- 2 speed settings, twin motor

Ariston 600mm stainless steel 4 burner wok gas cook top. PC640NTX-A



Features:

- Auto ignition
- Front controls
- Enamelled trivets
- 4 gas burners including wok
- Ergonomic diamond-shaped layout

Ariston 600mm stainless steel fan assisted oven. FK617XAUS-A



Features:

- 6 cooking functions
- 66L gross oven capacity
- Integrated ventilation system

Dishwasher cavity with plumbing provisions and power point

Microwave cavity with power point

Bathroom & En suite area fittings

Forme Mont Albert wall hung vanities to en suite and bathroom. VMBLC900WMLH-A



Features:

- 1 taphole
- Lefthand drawers
- Single basin configuration
- Includes 32mm plug & waste
- 2 soft close doors, 2 soft close drawers

Phoenix Ivy Slimline Swivel Mixer tap to basins. YS770CHR-A



Features:

- 7.5L/min
- Swivel design
- Ceramic disc cartridge
- Water saving technology
- Chrome Plated

Stylus Dorado Back-to-wall toilet suite with soft close seat. 829620W-A



Features:

- 3.5L/avg flush
- Back entry cistern
- Includes quick release, soft close seat
- Universal trap of S or P trap installations

Phoenix Ivy Slim Mixer tap to showers. YS780CHR-A



Features:

- Slimline handle
- Australian designed
- Ceramic disc cartridge
- Solid brass construction with a quality chrome finish
- Versatile yet modern design perfect for any room design

Phoenix Vivid Hand Rail shower. V685CHR-A



Features:

- 8L/min
- 5 function spray
- Water saving technology
- Blend of form and function
- Chrome plated

Decina Matilda 1650mm Rectangular bath. MT1650BW-A



Features:

- Basic bath
- Acrylic material
- No shower pattern
- Plug and waste required
- Easy to transport and install

Phoenix Ivy Wall spout to bath. 671CHR-A



Features:

- Angled design
- Australian designed
- Solid brass construction with a quality chrome finish

Caroma Cosmo Double towel rail. 306133C-A



Features:

- Smooth clean lines to suit modern bathrooms
- Metal construction ensures durability
- Chrome plated

Caroma Cosmo Toilet roll holder. 303128C-A



Features:

- Smooth clean lines
- Metal construction
- Chrome Plated

Argent Mode Wall Basin where applicable



Features:

- 1 taphole
- Overflow
- Basin fits edo furniture range
- Requires 32mm plug and waste

Mirrors to en suite and bathroom

1800mm high shower screens

Laundry finishes & fittings

Everhard Tub & cabinet. 71189



Features:

- Features 50mm waste
- White galvanized steel cabinet with floor
- Single by-pass assembly with stainless steel waste

Phoenix Ivy Slim Sink Mixer. YS730CHR

Millennium Tap fixtures for washing machine.

WMC14NRVCP-A

Electrical inclusions

Porch x 1 LED down light

Entry x 2 LED down light

Living [If Applicable] x 2 LED down lights, 2 dpp & 1 TV point

Lounge [If Applicable] x 2 LED downlights, 2 dpp & 1 TV point

Family / dining x 6 LED down lights, 4 dpp, 1 TV point & 1 phone point

Kitchen x 3 LED down lights, power points to all appliances & 2 dpp

Study [If Applicable] x 1 LED down light, 1 dpp & 1 phone point

Link/passage x 2 LED down light with two way switching & 1 dpp

Master bedroom x 1 oyster fitting , 2 dpp, 1 TV point & 1 phone point

En suite x 1 two globe thermalight & 1 dpp

Walk in robe x 1 LED down light

Bedrooms x 1 oyster fitting & 1 dpp

Study (if applicable) x 1 LED down light, 1 dpp & 1 phone point

Main bathroom x 1 four globe thermalight, x 1 LED down light & 1 dpp

WC x 1 LED down light

Laundry x 1 oyster fitting, 1 x dpp to washing machine space & 1 external LED down light

Garage x 2 internal fluorescent, 2 x dpp & 1 external LED down light

Alfresco x 2 LED down lights & 1 outdoor Power point

Hot water

Rinnai Gas Instantaneous Hot Water Unit

Heating & cooling

Ducted reverse cycle heating & cooling

Floor finishes

Carpet

Carpet to bedrooms, WIR & living/Lounge [If Applicable]

Selection made from Canada Bay Range.

Tiling

Tile purchase allowance of \$30m² (Rivoland Tiles)

Kitchen splashback tile

Bath & en suite floor tiles

Bath & en suite skirting tile to walls and 1.8m in shower

Toilet floor & skirting tile

Laundry floor, skirting & splashback tile

Floor tiles to all other internal living areas

Please note: large format, feature strips, mosaics or porcelain tiles will incur additional purchasing and laying costs

Painting

As per selection made in interior design consultation.

Please note feature wall paint will incur additional charges

Please note important information:

- The inclusions lists take precedence over working drawings, if it does not appear on the inclusions list it is not included.
- Inclusions are used as a guide only. Lifestyle Homes (ACT) Pty Ltd reserves the right to substitute inclusions of similar quality and value depending on availability.
- Buyers must finalise internal and external selections with the builder or the builder's representative in writing within 14 days of exchanging contracts.
- All inclusions are from Lifestyle Homes (ACT) Pty Ltd preferred suppliers and the builder's select range. Any changes to these inclusions must be quoted through our suppliers and paid for via Lifestyle Homes (ACT) Pty Ltd.