

THROSBY LIFE

Premium 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 Classic, Designer or Prestige 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
High efficiency green board system if noted on drawings
Double glazed windows & glass sliding doors, excluding wet area
Locks to all windows & glass sliding doors
Flyscreens to all opening windows & glass sliding doors
Automatic garage doors with two controllers
Treated pine timber infill panels and Standard gate to Front courtyard [If Applicable]
1 x front & 1 x rear garden tap
Internal Hume Doors from builder's selection
Allowance \$500.00

Gainsborough Tri-lock Angular Entrance set to entry door.
Satin finish

Governor Entrance Set to all other external doors

Internal Hume Flush Doors from builder's selection

Internal lever handles from the 'Gainsborough 700 Series'

Custom made, built in robes with sliding doors by joiner with white melamine carcass

67mm architrave in square profile, mdf craftwood

93mm skirting in square profile, mdf craftwood

10mm plasterboard to walls & ceilings

75mm cornice throughout

Joinery

Total joinery allowance \$15,000

Kitchen finishes & fittings

All Joinery is custom built for each home

Glass splash back from builder's range allowance \$1,000

Franke Double Bowl stainless steel sinks. OLX621RHD-A



Features:

- 1 tapole
- edge profile slim
- both bowl depths: 175mm

Methven Arrow sink mixer. 039258M



Features:

- 6L/min
- 25mm ceramic disc cartridge
- Swivel spout fitted with aerator

Ariston 900mm slimline canopy range hood. HLB98LTIX



Features:

- 71dB rating
- Touch control
- Aluminium filter
- 772m³/h extraction rate
- 3 speed settings and booster

Ariston 900mm 6 burner gas cook top with wok burner. H960TGH-A



Features:

- 6 Gas burners
- 4 cast iron grids
- 1 hand electronic ignition
- Flame failure gas cut-off system
- Including double face and wok burner

Ariston 900mm multifunction oven. MB91IX-A



Features:

- Rotisserie
- 90 litre capacity
- 7 cooking functions
- Self cleaning catalytic liners
- Time integrated electronic control

Ariston fully integrated dishwasher. LTB6M019AUS



Features:

- 15/6L wash
- 14 place settings
- 6 wash programs
- Overflow detection device
- Concealed heat element

Ariston microwave with grill and trim kit. MWA122IX



Features:

- 1200w power
- 5 power levels
- 3 cooking combinations
- Electronic programmer with end-cooking signal

Bathroom & en suite area fittings

Forme Mont Albert wall hung vanities VMBLC900WMLHCS



Features:

- 1 taphole
- Lefthand drawers
- Single basin configuration
- Includes 32mm plug & waste
- 1 soft close doors, 2 soft close drawers
- Colourstone top with above counter basin

Methven Arrow basin mixer. 039104M



Features:

- 6L/min
- 25mm ceramic disc cartridge
- Fixed cast sprout fitted with aerator
- Chrome

Caroma Luna back-to-wall toilet suite with soft close seat. 829720W



Features:

- Back entry
- 3.5L/average flush
- Quick release soft close seat

Methven Arrow mixer to showers & spa. 039159M



Features:

- Solid easy to grip handle
- 25mm ceramic disc cartridge
- Chrome

Phoenix vivid shower set on 600mm rail. V726CHR-A



Features:

- 8L/min
- Overhead drencher
- Water Saving technology
- Chrome Plated

Decina Fabrino Santai deluxe 1675mm spa bath to main bathroom. HNME1675SAN10JW



Features:

- 10 Jets
- Generous depth

Methven Minimalist Wall bath Spout 160mm to main bathroom. 042807



Features:

- 160mm fixed spout with ASD aerator
- Chrome plated

Phoenix Rarii 800mm double towel rail. RA812CHR-A



Features:

- Round flange
- Australian designed
- Chrome finish

Phoenix Rarii Toilet Roll Holder. RA892CHR-A



Features:

- Round Flange
 - Australian designed
 - Chrome finish
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Argent Mode Wall Basin where applicable



Features:

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

Polished edge frameless mirrors to en-suite and bathroom

1800mm high chrome clear laminated shower screens

Laundry finishes & fittings

Clarke Radiant 45L laundry tub to suit joinery. R45T-A



Features:

- Polished finish
- Single by-pass
- Low profile
- Stainless Steel

Millennium 3 way tap. 3WWMC

Electrical inclusions

Front facade eaves x 3 LED down lights with sensor (if applicable)

Push Home Automation Starter Pack. Including iPad dock and 5 lighting zones.

Porch x 1 LED down light

Entry x 2 LED down light & 1 double power points (dpp)

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, x 3 pendant lights over island bench (type and locations to be confirmed with electrician on site), power points to all appliances & 2 dpp

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

Master bedroom x 2 oyster fitting , 3 dpp, 1 TV point & 1 phone point

En suite x 1 two globe thermalight & 2 dpp

Walk in robe x 2 LED down light

Bedrooms x 1 oyster fitting & 2 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 & 2 dpp

WC x 1 LED down light (2 in 1, fan if no window)

Laundry x 2 LED down light, 2 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 / outdoor kitchen x 4 LED down lights, 1 weatherproof dpp & x 1 external LED flood light

Hot water

Rinnai 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 Mantra and Canada Bay Range.

Tiling

As per interior design selections (JMD design)

Bath & en suite floor tiles

Bath & en suite wall tile to ceiling

Toilet floor & skirting tile

Laundry floor, skirting & splashback tile

Floor tiles to all other internal living areas

Tile purchase allowance of \$40m² (Rivoland Tiles)

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

Window treatments

Yang Single block out roller blinds from builder's selection (excluding wet areas)

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.