



# Make it Rentable

With this truly tenant-ready, turn-key specification loaded with rental appeal

## LV SPECIFICATION



- + 2 coat wall paint system (54 standard paint colours available)
- + 2 x split system air-conditioning units
- + Carpet on foam underlay from Builder's standard range to Bedrooms, Robes, Theatre, Study, Games and Activity
- + Laminate flooring from Builder's standard range to Entry, Kitchen, Dining, Living and Minor Bed Passage
- + Vertical or roller blinds from Builder's standard range throughout excluding Ensuite, Bathroom, Laundry, Powder Room and WC
- + Ceiling fans to minor bedrooms and second living if applicable
- + Full LED downlights to the home and eight additional GPOs
- + Freestanding dishwasher
- + Paving and landscaping to front and rear
- + Perimeter fencing and side gate
- + Wall or ground mounted clothesline
- + Freestanding letterbox

# Plus, all these not-so-standard standards

## EXTERNAL

- + Choice of five feature elevations, each with two colours and finish render
- + External painting where applicable
- + Selection of external 1 course face bricks
- + Cream mortar with rolled joints
- + Paving/concrete to the alfresco, porch and driveway/path (30m<sup>2</sup>) (if applicable)
- + 23-degree pitch COLORBOND steel roofing
- + COLORBOND steel gutter and fascia
- + Painted PVC downpipes
- + Aluminum windows and sliding door frames
- + Clear glazing throughout with obscure to the ensuite, bathroom and WC
- + Flyscreens to all opening windows and sliding doors
- + Double garage with remote controlled sectional garage door or carport (where shown on plan)
- + Feature timber door frame to entry with weather seal
- + Deadlock to front door and garage entry door (if applicable)
- + Gyprock lining to garage
- + Cement lining to alfresco and porch
- + Termite protection
- + Two garden taps

## KITCHEN

- + European inspired 600mm oven
- + European inspired 600mm gas burner cooktop (as per plan)
- + European inspired 900mm canopy rangehood (as per plan)
- + SA made kitchen cabinetry
- + Stainless steel double bowl inset sink
- + Sink mixers in either black, chrome or brushed nickel
- + \$40m<sup>2</sup> allowance for ceramic wall tiles
- + 250x400mm wall tiles to kitchen splashback
- + Bank of four drawers to kitchen
- + Fully serviced dishwasher recess

## BATHROOM, ENSUITE & LAUNDRY

- + SA made kitchen cabinetry
- + Tight form laminate benchtops from Builder's standard range
- + 2000mm high tiling to showers
- + \$40m<sup>2</sup> allowance for ceramic wall and floor tiles
- + 250x400mm wall tiles
- + 450x450mm floor tiles
- + Fully framed shower screens with pivot door
- + Mirrors above vanities
- + Double towel rail in either black, chrome or brushed nickel
- + Shower heads in either black, chrome or brushed nickel
- + Bath spout in either black, chrome or brushed nickel
- + Toilet roll holder in either black, chrome or brushed nickel
- + Inset basins to bathroom and ensuite
- + Inset bath to bathroom
- + 4 Star rated toilet suites with dual flush vitreous china cisterns
- + Square chrome floor wastes as required
- + Privacy latch to bathroom, ensuite and WC doors
- + Stainless steel inset laundry trough to the laundry and automatic washing machine taps
- + Mini washing machine stops

## INTERNAL

- + No-crack plasterboard lined walls throughout
- + No-crack plasterboard lined ceilings throughout
- + 55mm cove cornices throughout
- + Internal paint to ceilings, doors and door frames
- + Lever door handles throughout
- + Vinyl sliding robes as shown (as per plan)
- + Protective corner beading to all trafficable wall corners
- + Quality R5.0 ceiling insulation batts
- + 6 star instantaneous gas hot water unit

## ELECTRICAL

- + Flumed exhaust fans to the ensuite, bathroom and WCs
- + Flumed rangehood
- + Approved electricity safety switch
- + White cover plates to switches
- + Double GPO to all habitable rooms and PCD location
- + Single GPO to dishwasher recess and garage sectional door
- + Hardwired electronic smoke detectors
- + NBN ready pack (2 x TV & 1 x data point) with an antenna if required
- + Light bayonets throughout to remainder of the home

## PEACE OF MIND

- + Lifetime structural warranty
- + Fixed price building contract
- + Home indemnity insurance
- + 3-month maintenance period
- + Built by qualified and experienced trades
- + Complimentary finance advisory service
- + Council and SA Water building application fees
- + Contour survey of your home site and re-peg
- + Certified energy efficient home
- + Engineer designed footing and slab detail



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*It's time . Make your mark*

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