



Make it Ready

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

LV SPECIFICATION



- + Ducted reverse cycle air-conditioning throughout
- + 2700mm high ceiling throughout, unless noted otherwise
- + Laminate flooring from Builder's standard range to Entry, Kitchen, Dining, Living and Minor Bed Passage
- + Carpet on foam underlay from Builder's standard range to Bedrooms, Robes, Theatre, Study, Games and Activity
- + Vertical or roller blinds from Builder's standard range throughout excluding Ensuite, Bathroom, Laundry, Powder Room and WC
- + 2 coat wall paint system (54 standard paint colours available)
- + Zero silica stone-look 20mm benchtops* to the kitchen and Butler's Pantry (if applicable)
- + Selected builders skirting throughout
- + Full LED downlights to the home and eight additional GPOs
- + Freestanding dishwasher
- + Concrete and landscaping to front and rear
- + Perimeter fencing and side gate
- + Wall or ground mounted clothesline
- + Freestanding letterbox

*Brand to be advised and colour selected from builder's standard range in March 2024.

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
- + Natural mortar with rolled joints
- + Paving/concrete to the alfresco, porch and driveway/path (30m²) (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 translucent 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, alfresco and porch
- + Termite protection
- + Two garden taps

KITCHEN

- + European inspired 2x 600mm ovens or 1x 900mm electric under bench oven (as per plan)
- + European inspired 900mm gas burner cooktop (as per plan)
- + European inspired 900mm canopy rangehood (as per plan)
- + SA made kitchen cabinetry
- + Stainless steel double bowl inset sink with drainer
- + Lead free sink mixers in either black, chrome or brushed nickel
- + 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 cabinetry
- + Tight form laminate benchtops from Builder's standard range
- + 2000mm high tiling to showers
- + 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

- + Plasterboard lined walls throughout
- + Plasterboard lined ceilings throughout
- + 75mm 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 R.5.0 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
- + 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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