

RESIDENCES

KELLYVILLE

SCHEDULE OF FINISHES AND INCLUSIONS – STARTING SPECIFICATIONS

INTERIOR FINISHES

LIVING, DINING & FAMILY

FLOOR

- 100% nylon first grade quality carpet

WALLS

- Painted plasterboard

CEILING

- Painted plasterboard

STAIRCASE

- MDF tread and risers with carpet finish

KITCHEN FINISHES

FLOOR

- Choice of either ceramic tiles or laminate timber flooring

WALLS

- Painted plasterboard

CEILING

- Painted plasterboard

CUPBOARDS

- Laminate doors with melamine interiors

BENCHTOPS

- 20mm reconstituted stone benchtop with waterfall edge where applicable

SPLASHBACK

- Ceramic tile splashback

KITCHEN FIXTURES, FITTINGS & EQUIPMENT

SINK & TAPWARE

- Stainless steel double under mount bowl with gooseneck sink mixer

COOKTOP

- Technika gas cooktop

OVEN

- Technika built-in electric oven

RANGE HOOD

- Technika rangehood, external ducted

BEDROOMS

CARPET

- 100% nylon first grade quality carpet

WALLS

- Painted plasterboard

CEILING

- Painted plasterboard

BUILT-IN ROBES

- Mirrored doors with melamine interiors

WALK-IN ROBE

- Melamine interiors

MAIN BATHROOM & ENSUITE

VANITY UNIT & BENCHTOP

- Laminate benchtop with wall hung mirror

VANITY BASIN & TAPWARE

- Semi inset ceramic bowl with chrome finished fixtures & fittings

SHOWER

- Semi-frameless glass shower with shower rose & mixer tap

WC

- Toilet with back to wall pan with soft close seat and close coupled cistern

BATH

- Built-in acrylic bath or semi-freestanding back to wall as nominated on floorplan

FLOOR

- Ceramic tiles

WALLS

- 1200mm wall tile bathroom & ensuite
- Skirting tiles to WC

CEILING

- Painted plasterboard

ACCESSORIES

- Chrome finished towel rail, toilet roll holder and shower shelf

LAUNDRY

FLOOR

- Ceramic tiles

WALLS

- Painted plasterboard & skirting tiles

CEILING

- Painted plasterboard

LAUNDRY TUB & TAPWARE

- Stainless steel laundry tub & tapware

LIGHTING & POWER

- Oyster lights throughout, fluorescent to garage
- Double power points throughout

COMMUNICATION

- Hills Home hub
- Telephone / data & TV outlets
- NBN compatible

AIR-CONDITIONING

- Full ducted reverse cycle air-conditioning

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EXTERIOR FINISHES

FENCING

- Treated pine, lapped & capped to side and rear boundaries where applicable
*Subject to estate guidelines

ACOUSTIC WALLS

- Acoustic wall to rear boundary of lots immediately adjacent Windsor Road & Memorial Avenue

WALLS

- Combination of face brickwork, cement and acrylic render and painted cladding systems

ROOFING

- Concrete tile roofing

WINDOWS

- Aluminium awning or sliding windows
- Obscure glazing to ensuite, bathroom & WC. All other windows with clear glazing

FASCIA & GUTTERS

- Colorbond® gutters, box gutters, rain heads and PVC downpipes

ENTRY PORCH & REAR TERRACE / ALFRESCO

- External first quality ceramic tiles to floor with lined FC sheet to ceiling

DRIVEWAY

- Coloured concrete with cove finish

LETTER BOX

- Rendered and painted pillar style to match home

GARAGE DOOR

- Sectional overhead Colorbond® door with auto opener

LANDSCAPING

- To front and rear yards with a combination of turf, mulched garden beds and planting including trees and shrubs

CLOTHESLINE

- Wall or ground mounted folding clothes line

HOT WATER SYSTEM

- Instantaneous gas hot water system

RAINWATER TANK

- 3000L rainwater tank

GENERAL

ENTRY DOOR

- Timber stained or painted finish with clear glazing (as nominated on floorplan / renders)

INTERNAL DOORS

- Paint finish

CEILING HEIGHT

- 2590mm to ground floor and 2440 to first floor

INTERNAL SKIRTING

- Pine skirting with paint finish