



## Inclusions List – 3 King Street Bayswater

### STANDARD FEATURES INCLUDE

#### CONNECTIONS AND SITE ALLOWANCE

Water, Gas, Stormwater, Power and Sewerage

#### STRUCTURAL

Termite Protection  
MGP10 Pine Frame to **2400mm** Ceilings  
Engineered Roof Trusses  
Garage under roof line – As per plans

#### EXTERNAL

Extensive choice of Roof Tiles from Builders Range  
Extensive choice of Bricks from Builders Range  
Choice of Raked or Flush Mortar  
Powder Coated Aluminium Windows  
Hume XV14 Front Door or Equivalent  
Colorbond Roller Door to Garage  
Colorbond Fascias, Gutters & Downpipes  
Extensive choice of External Colours to Create a Personal Finish  
Landscaping

#### INTERNAL FINISHES

Chrome Lever Door Furniture  
Quality Paint to Walls and Ceilings  
Flush Panel Doors  
Bevelled Architraves and Skirtings  
Gloss Paint to Architraves and Skirtings  
**70mm** Scotia Cornice throughout  
Vinyl Sliding Doors to Built in Robes

#### FLOOR COVERINGS

Quality Floor Tiles to All Wet Areas, Kitchen, Entry and Dining  
Quality Carpets to all Remaining Areas

#### LANDSCAPING

As per planning permit

#### ELECTRICAL

Double Power Points throughout  
Exhaust Fans to Ensuite and Bathroom  
Smoke Detectors and Safety Switch  
Lights – Batten Fix Holders

#### CABINETRY

Laminate Cabinetry to Kitchen, (in a huge Range of colours incl. Post form Bench Tops)  
Full overhead Cabinets to Kitchen  
Shelving over Fridge Space  
Melamine Shelves to Pantry  
Dura Cabinets to Ensuite and Bathroom

#### APPLIANCES

D'Amani Stainless Steel **600mm** Gas Cooktop  
D'Amani Stainless Steel **600mm** Range Hood  
D'Amani Stainless Steel **600mm** Oven Fan Forced

#### GENERAL INCLUSIONS

Soil Test, Plans, Specifications and Building Permits  
**5** Star Energy Rating to Preferred Orientation  
**6.5** Year Structural Guarantee  
Full Site and Internal Builders Clean on Completion  
**3** Month Maintenance Period  
Coloured Driveway  
Standard Timber Fences  
Window Locks

#### PLUMBING

Ducted Heating to 8 points  
Flick mixer Tap ware throughout  
Tiled Shower Bases  
**1650mm** White PVC Bath  
White Vitchina Toilet Suites  
Dishwasher Space and Provisions  
**2** Garden Taps Located at Front and Rear  
**1 ½** Bowl Stainless Steel Sink  
PVC Laundry Trough in Cabinet  
Clear Shower Screens with Pivot Door  
Matching Mirrors to Ensuite and Bath

#### Exclusions Include:

- Blinds
- Light Fitting

Note: Standard HIA contract.