

TURN KEY INCLUSIONS • SINGLE STOREY

Early Starters & Investors



CENTRAL PROPERTY

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TURN KEY INCLUSIONS SINGLE STOREY

Construction Inclusions

Standard HIA contract with 7 year structural guarantee
6 Months maintenance period after completion
Site levelling of all blocks up to 500mm fall
Connection of available services to the property including electricity from underground power, water – dry tapping point, sewer and stormwater
Gas, phone and NBN connections with 6m front setback
Foundations up to engineered "H2" class concrete slab
Concrete slab to porch and alfresco area's under roof line
Frame built from minimum 90mm stabilized MGP10 timber
Termite protection part A – Including termite shields to all plumbing penetrations if required by local council

Energy Efficiency and Insulation

6 Star energy rating
Foil wrap to all external walls, batts to all external walls and batts to ceilings as per energy report (excludes garage, porch and alfresco)
Solar hot water system with one solar panels and gas booster as per energy report

Living Standards Inclusions

2590mm High ceilings
Feature bulkheads as per plans & above all overhead cupboards
Modern Façade (Pialba Façade) with rendered piers
450mm Eaves to Façade with 3m return
Steel lintel and brickwork above all windows and doors including garage door
Colorbond downpipes, fascia and guttering
Bricks (from Early Starters Colour Pallet)
Roof tiles (from Early Starters Colour Pallet)
Single glazed awning windows to facade, sliding to remainder
Safety glass to aluminium sliding doors
Flyscreen and window locks to all opening windows
Obscure glazing to ensuite, bathroom and toilet windows

Kitchen

20mm Stone to kitchen bench tops
Tiled splashback as per plans
Double bowl stainless steel sink with single drainer
Quality flickmixer tap
Overhead cupboard above fridge cavity
Set of cutlery draws
Microwave provision with pot drawer below (plan specific)
Water point to fridge cavity

*Home Designs under 16 Squares

600mm Stainless steel underbench electric oven*
600mm Stainless steel gas 4 burner cooktop*
600mm Stainless steel canopy rangehood*
600mm Stainless steel dishwasher*

*Home Designs above 16 Squares

900mm Stainless steel dual fuel upright stove
900mm Stainless steel canopy rangehood*
600mm Stainless steel dishwasher*

Bathroom and Ensuite

20mm Stone to vanities
510mm x 400mm niche to ensuite and bathroom showers
900mm by 900mm tiled shower base
Pivot shower screens 2000mm high
Tiling to shower 2100mm high
Frameless mirrors above vanity
Exhaust fan
Designer ceramic basins
Acrylic bath
Quality tapware
Viterous china closed toilet suites
Chrome towel holder
Chrome toilet roll holder
100mm tiled skirtings including WC
White lined cupboards and drawers

Electrical

8 Watt LED downlights to entry through to kitchen, meals, family and living room as per electrical brochure
Battern holder light points including low energy globes to all other areas as per electrical brochure
Single LED tube light to garage
External single para flood lights to all external doors
2 TV points
Generous supply of double power points throughout, as per electrical brochure
Smoke detectors as per electrical plan
NBN compliant conduit to garage with drawstring for future connection by others including 3 data point and 2 NBN telephone points

Floor Coverings

Carpet to all bedrooms and Living room from Early Starters & Investors Range as per floor covering layout
Floor tiling from Early Starters & Investors Range to all wet areas and all non-carpeted areas (From Early Starters Colour Pallet) as per floor covering layout
(BONUS) timber laminate in same tiled areas (excluding wet areas) if Client wishes

Garage

Sectional panel lift garage door with 2 remotes
Personal access door from garage to house
External weatherproof door from garage to rear yard

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External and Internal Doors

Feature front door from Hume / Corithian Doors with clear glazing
Deadlocks to all external doors including laundry half glazed (house specific)
Timber door frames - external only with seals or aluminium glass sliding door (house specific)
Lever passage sets including privacy locks to ensuite, bathroom and WC (house specific)
2040mm (h) flush panel internal doors
Door stops to all internal doors

Robes, Linen and Pantry

Mirrored sliding doors to all robes 2100mm (h)
Vinyl finish sliding doors to all linen closets
One white melamine shelf with chrome hanging rail to robes
Four white melamine shelves to linen with wide broom opening
Four white melamine shelves to pantry

Laundry

45 Litre stainless steel set into Polytec white benchtop & cupboards
Concealed washing machine taps
400mm (h) wall tiling full length of cabinet

Other

Gas ducted heating with programmable thermostat up to 8 points
67mm Bevelled profile architraves
90mm Bevelled profile skirting
75 mm Standard cornices
2 Coat paint system with wide range of colours
Front garden tap with water meter
Rear garden tap (location to be chosen by client)

Turn Key and Complete Package

Landscaping to front and rear up to 400m2 block
Fold down clothesline with concrete pad
TV aerial (if required)
Letterbox
Holland blinds to all opening windows and sliding doors excluding wet areas
Air conditioning - 5KW split system to living area
Half share fencing as per estate covenants up to 1.8m (h) up to 420m2 (Please note corner blocks and allotments backing onto reserves will cost incur additional)
Coloured concrete driveway and path
Coloured concrete to porch and alfresco (plan specific)

Initials:..... **Date:**.....

Central Property Pty Ltd reserves the right to amend its designs and inclusions without notice prior to contract signing. Please refer to a Central Property Home Consultant of Central Property for additional details and information. Photos are for illustrative purposes and may include upgrade items.

