Early Starters & Investors





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 paraflood 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



TURN KEY INCLUSIONS SINGLE STOREY

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



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

Turn Key and Complete Package

Landscaping to front and rear up to 400m2 block Fold down clothesline with concrete pad TV aerial (if required)

Rear garden tap (location to be chosen by client)

Letterbox

Holland blinds to all opening windows and sliding doors excluding wet areas

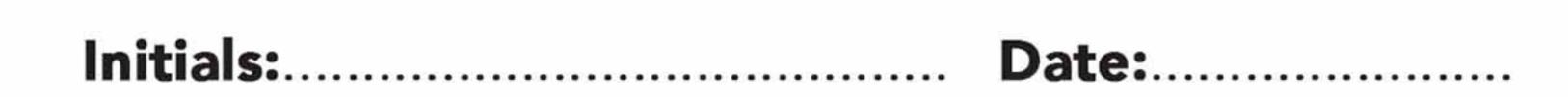
Air conditioning - 5KW split system to living area

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)



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.





