

DELUXE INCLUSIONS • DOUBLE STOREY



DELUXE



CENTRAL PROPERTY

CPMCGROUP.COM.AU



DELUXE INCLUSIONS DOUBLE 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 services to the property including Electricity from underground power, water –dry tapping point, sewer and stormwater
Gas, phone and NBN connections up to a 650m2 block with 6m front setback
Foundations to engineered "M" class concrete slab
Concrete slab to porch and alfresco area's under roof line
Frame built from minimum 90mm stabilized MGP10 timber
Termite protection as required by local Council

Energy Efficiency and Insulation

6 Star energy rating
Foil wrap to all external walls and R 2.0 batts to all external walls
R4.0 Batts to ceilings (excludes Garage, Porch and Alfresco)
Solar hot water system with two solar panels and gas booster

Deluxe Living Standards

2700mm (h) ceilings to ground floor and 2550mm (h) to first floor
Feature bulkheads as per plans & above all overhead cupboards
Modern Façade options
450mm Eaves to entire first floor
Steel lintel and brickwork above all windows and doors including garage door
Colorbond downpipes, fascia and guttering
Extensive range of brick choice
Your choice of Colorbond or tiled roof from our extensive range
Architectural double glazed awning windows to Façade
Double glazed awning windows to the remainder of the dwelling
Safety glass to aluminium sliding doors
Flyscreen and Window locks to all opening windows
Obscure glazing to ensuite, bathroom and toilet windows

Kitchen

40mm Stone benchtop from our Deluxe range
Your choice of Black or Chrome Premium sink mixer from our Deluxe range
Your choice of topmount Black Granite or undermount Stainless Steel double bowl sink from our Deluxe range
Polytec soft close doors & drawers (as per design) from our Deluxe range
Overhead cupboards including above fridge cavity as per design
Two sets of three soft close pot drawers
Tiled splashback from our Deluxe range as per design
Microwave provision with single pot drawer below
900mm Freestanding electric oven with gas cooktop from our Deluxe range
900mm Canopy rangehood from our Deluxe range
600mm Dishwasher from our Deluxe range
Tiled splashback from our Deluxe range as per design

Pantry

20mm Stone benchtop from our Deluxe range
Your choice of Black or Chrome Premium sink mixer
Your choice of topmount Black Granite or undermount Stainless Steel single bowl sink from our Deluxe range
Polytec soft close doors & drawers (design specific) from our Deluxe range
Overhead cupboards as per design
Tiled splashback from our Deluxe range as per design

Bathroom / WC (as noted)

20mm Stone benchtop from our Deluxe range
Your choice of Black or Chrome finish quality tapware from our Deluxe range
Single basin vanity from our Deluxe range
Polytec soft close doors from our Deluxe range
Frameless mirror above vanity
IXL Tastic 3-in-1 fan, 2 heat lamp & light
900mm x 900mm Tiled shower base
510mm x 400mm (approx.) Tiled niche to shower (design specific)
2000mm (h) Semi-frameless shower screen
Wall tiling from our Deluxe range as per plans
Tiled skirting
Acrylic bath from our Deluxe range
KDK Kent Easy Height back to wall close coupled toilet suite to WC
Towel rail from our Deluxe range
Toilet roll holder from our Deluxe range to WC

Ensuite

20mm Stone benchtop from our Deluxe range
Your choice of Black or Chrome finish quality tapware from our Deluxe range
1800mm (w) Vanity with 2 basins from our Deluxe range & nest of drawers
Polytec soft close doors & drawers from our Deluxe range
Frameless mirror above vanity
IXL Tastic 3-in-1 fan, 2 heat lamp & light
900mm x 1800mm Tiled shower base
850mm x 400mm (approx.) Tiled niche to shower
2000mm (h) Semi-frameless shower screen
Wall tiling from our Deluxe range as per plans
Tiled skirting
KDK Kent Easy Height back to wall close coupled toilet suite
Towel rail from our Deluxe range
Toilet roll holder from our Deluxe range

Powder Room

20mm Stone benchtop from our Deluxe range
Your choice of Black or Chrome finish quality tapware from our Deluxe range
Single basin vanity from our Deluxe range
Polytec soft close doors from our Deluxe range
Frameless mirror above vanity
Wall tiling above vanity from our Deluxe range
Tiled skirting
KDK Kent Easy Height back to wall close coupled toilet suite
Towel rail or ring from our Deluxe range
Toilet roll holder from our Deluxe range

Electrical

10W LED downlights to Entry through to Kitchen, Meals, Family and Living rooms as per electrical brochure
Batten holder light points including low energy globes to all other areas as per electrical plan
2 Double fluorescent lights to Garage
Single paraflood lights to side and rear external doors
Generous supply of double power points throughout as per brochure plan
NBN Provisions including 5 data points, 4 TV points and 2 NBN telephone points
Smoke detectors as per electrical plan





DELUXE INCLUSIONS DOUBLE STOREY



Laundry

- Polytec laminate benchtop
- Chrome finish quality tapware from our Deluxe range
- Inset stainless steel trough from our Deluxe range
- Polytec soft close doors from our Deluxe range
- Tiled splashback from our Deluxe range as per design
- Tiled skirting
- Concealed washing machine stops/taps

Staircase

- Clear finish Victorian Ash staircase with black metal balusters
- Handrail to one side
- Painted treads
- Feature tread lights
- Storage area under Staircase

Garage

- Sectional panel lift door with 2x remote controls and 1x wall-mounted control
- Personal access door from garage to house
- External weatherproof door from garage to rear yard

External and Internal Doors

- 2340mm x 820mm Feature front door with clear glazing (as applicable) from our Deluxe range
- Tri-lock entrance set to front door
- Deadlocks to all external hinged doors
- Timber door/s with weather seals or aluminium safely glass sliding door/s (design specific)
- Feature internal passage sets with privacy lock to Ensuite, Bathroom, WC & Powder room
- 2040mm x 820mm Flush panel internal doors
- Door stops to internal doors throughout

Floor Coverings

- Carpet to all Bedrooms, Study (design specific) and Living room from our Deluxe range
- Your choice of:
 - Timber-look laminate/vinyl plank or
 - Floor tiles from our Deluxe range

Robes, Linen and Pantry

- Vinyl finish sliding doors to all built-in robes
- Vinyl finish sliding doors to all linen cupboards
- One white melamine shelf with chrome hanging rail to all robes
- Four white melamine shelves to linen with broom opening
- Four white melamine shelves to Pantry

Other

- Personal one-on-one Materials & Finishes (Colour) selections with one of our professional colour consultants
- Gas ducted heating with programmable thermostat from our Deluxe range
- 67mm Skirtings and architraves from our Deluxe range
- 75mm Cornices from our Deluxe range
- 3-Coat paint system to internal walls, doors & timberwork
- 2-Coat paint system to internal ceiling, external timber, ceilings, cement sheet & metal
- Garden tap to the front with water meter
- Your choice of a garden tap to the rear or side of your new home



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

Central Property Marketing & Consulting Group Pty Ltd reserves the right to amend its designs and inclusions without notice prior to Contract signing. Please refer to a Central Property Sales Professional for additional details and up-to-date information. Photos are for illustrative purposes and may include upgrade items outside of our Deluxe range. All inclusions are from our Deluxe range. (E+OE)

CPMCGROUP.COM.AU

Central Property Marketing & Consulting Group Pty Ltd reserves the right to amend its designs and inclusions without notice prior to Contract signing. Please refer to a Central Property Sales Professional for additional details and up-to-date information. The following items are shown in our display homes for the purpose of creating a 'real home display' only; furniture, décor items, window coverings, painted feature walls, security systems, air conditioning, fire-places, electrical items including external & internal feature lighting, light fittings, additional power points, external concreting, boundary/adjoining fencing, landscaping, retaining walls, water features, decking and floor coverings. Central Property Deluxe inclusions are effective 1st July 2022. (E+OE). Reproduction in whole or part of this document is forbidden. Central Property Pty Ltd (ABN 97 634 629 100).