

DELUXE INCLUSIONS • SINGLE STOREY



DELUXE



**CENTRAL PROPERTY**

CPMCGROUP.COM.AU



# DELUXE 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 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 part A –Including termite shields to all plumbing penetrations

## 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)  
Chromagen solar hot water system with two solar panels and gas booster

## Deluxe Living Standards

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  
Extensive range of brick choice (25 in total)  
Extensive range of roof tiles from Boral, Bristle and Monier roof tiles  
Double glazing to all awning windows throughout  
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 with 16mm shadow line to kitchen bench tops  
Tiled splashback as per plans  
900mm Stainless steel freestanding electric oven with 5 burner gas cooktop  
900mm Stainless steel canopy rangehood  
600mm stainless steel dishwasher  
Deluxe double bowl kitchen sink  
Quality Flickmixer tap  
Overhead cupboards to kitchen  
Overhead cupboard above fridge cavity  
Set of cutlery draws  
Large range of cupboard handles

## Display Centre

Thornhill Park Estate  
10 Lincolnshire Drive, Rockbank VIC 3335

## Bathroom and Ensuite

20mm Stone with 16mm shadow line to vanities  
900mm by 900mm tiled shower base  
Semi frameless shower screens 2000mm high  
Tiling to shower 2100mm high  
Frameless mirrors above vanity  
IXL Tastic with light, heat lamp and fan  
Designer vitreous china basins from Central Property Deluxe Range  
Acrylic bath from Deluxe Range  
Quality tapware from Deluxe Range  
Quality vitreous china closed couple toilet suites  
Chrome towel rail 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  
Batten holder light points including low energy globes to all other areas as per electrical brochure  
2 Double fluorescent lights to garage  
External single para flood lights to all external doors  
4 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 with junction box and hub

## Floor Coverings

Carpet to all bedrooms and living room from Central Property Deluxe Range as per floor covering layout  
Floor tiling from Central Property Deluxe Range to all wet areas plus to entry through to kitchen, pantry, meals, family area and hallway between bedroom 2 and 4 Up to 300mm x 600mm tiles 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  
Entrance Lever Angular polished entrance set to front door  
Deadlocks to all external doors including laundry half glazed  
Timber door with seals or aluminium glass sliding door (house specific)  
Feature passage sets with privacy locks to ensuite, bathroom & WC  
2040mm High flush panel internal doors  
Door stops to all internal doors

### Robes, Linen and Pantry

Vinyl sliding doors to all robes 2100mm high  
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 900mm wide broom opening  
Four white melamine shelves to pantry

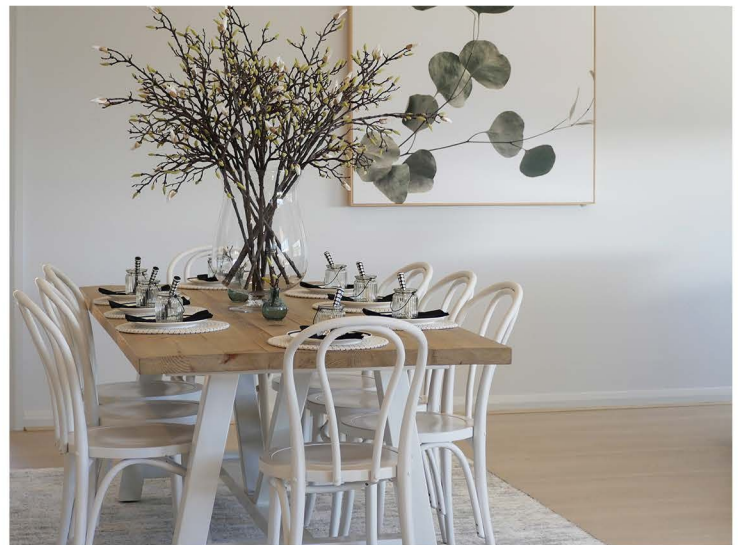
### Laundry

1800mm Bench with 900mm cupboards below with inset laundry trough  
Concealed washing machine taps  
400mm High wall tiling full length of cabinetry

### Other

Gas ducted heating with programmable thermostat  
67mm Skirtings and architraves  
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)

### Colour selection appointment



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

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