

TURN KEY INCLUSIONS • SINGLE STOREY

Early Starters & Investors



CENTRAL PROPERTY

CPMCGROUP.COM.AU

Construction Inclusions

- Standard HIA contract with 7 year structural guarantee
- 6 Month maintenance period after completion
- Site levelling of all blocks up to 400mm fall
- Connection of 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
- Frame built from minimum 90mm stabilized MGP10 timber
- Termite protection part A including termite shields to all plumbing penetrations as required by Council
- National Construction Code (NCC) compliance

Energy Efficiency and Insulation

- 7 Star energy rating
- Foil wrap to all external walls and R2.5 batts to all external walls
- R5.0 Batts to ceilings (excludes Garage, Porch and Alfresco)
- Chromagen solar hot water system with two solar panels and gas booster
- Whole-of-home compliance
- Trina Solar 3 KW PV Module
- SMA Sunny boy 5 Inverter with 7 x 440w panels

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
- PGH bricks (Builders range)
- Roof tiles (Builders range)
- 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 WC windows

Kitchen

- 20mm Stone benchtop
- 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 design under 19 Squares

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

*Home design 19 Squares and above

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

Bathroom and Ensuite

- 20mm Stone benchtop to vanities
- 900mm x 900mm Tiled shower base
- Shower screens 2000mm high
- Tiling to shower 2100mm high
- Semi-frameless niches to showers
- Frameless mirrors above vanity
- Exhaust fans above showers
- Designer ceramic above counter basins
- Acrylic bath
- Quality tapware
- Viterous china closed toilet suites
- Chrome towel rail
- Chrome toilet roll holder
- 100mm tiled skirtings including WC
- White lined cupboards and drawers (as applicable)

Electrical

- LED downlights throughout as per electrical brochure
- 1 x Single LED tube light to single garage
- 2 x Single LED tube light to double garage
- External single para flood lights to all external doors
- 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 5 data point, 4 TV points, 2 NBN telephone points with junction box and hub

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 plus to entry through to Kitchen, Pantry, Meals, Family and hallway between Bedroom 2 and 4 (Builders range) as per floor covering layout
- Bonus timber laminate to 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

External and Internal Doors

- Feature front door from Hume doors with clear/translucent 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/Mirror 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

- 45L Stainless steel inset trough with Polytec white benchtop and cupboard (Builders range)
- Concealed washing machine taps
- 400mm High wall tiling full length of cabinetry

Other

- 5KW Split system airconditioner
- Gas ducted heating with programmable thermostat
- 67mm Bevel edge profile architraves
- 90mm Bevel edge profile skirting
- 75mm 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
- Letterbox with concrete pad
- Holland blinds to all opening windows and sliding doors (excludes Bathroom, Ensuite, Laundry and Toilet)
- Fencing as per estate covenants up to 1.8m high up to 448m2 (Please note corner blocks and allotments backing onto reserves will be additional)
- 35m2 of coloured concrete driveway and path (also to porch and alfresco)



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.