



EDENLIFE®

HOME and COMMUNITY Features

THE CHECKLIST EXTERNAL & INTERNAL STRUCTURE

STRUCTURAL

- Truecore® steel 90mm wall frames & 90mm roof trusses
- Engineered & reinforced concrete floors
- Physical Barrier Pest Treatment to home

EXTERNAL OF HOME

- Custom Orb Colourbond® Roof Cladding
- Painted James Hardie Easylap Panel Cladding or, Newport Primeline Cladding
- Colourbond® fascia, barge, gutters & downpipes
- 820mm Corinthian PMDA 104 front door with translucent glazing
- Delf Linear Secure entry set to front entry door
- R 2.0 Thermal Batts to all external walls
- R3.0 Thermal Batts Ceiling Insulation
- Reflecta Guard Plus* or Polynum Big* Roof Insulation (*Subject to Home Design)
- Jason Windows quality aluminium windows & sliding doors including breeze lock, keyed locks & flyscreens
- Rinnai B20 Continuous Flow Water heater with Flush Mount Wall Box + 1 Inc. One Control Panel
- Waterproof bunker lights to all external doors
- Two External garden tap
- One External waterproof double power point

INTERNAL OF HOME

- 2725mm high plasterboard ceilings with 75mm Classic look Cornice
- Raked ceiling when shown on plan
- 10mm Plasterboard internal walls with flush reveals & skirting boards
- Full painting of all internal & external walls, ceilings, cornices, moulding, architraves & doors
- Delf quality internal satin chrome lever handles throughout
- Built in robes with sliding combination mirror/ vinyl gyprock doors. White melamine shelf with painted front rail & chrome hanging rail to bedrooms
- One internal Television point
- One telephone point
- Hard-wired Smoke detector with battery back up
- Double power points throughout (as per plan)

THE CHECKLIST KITCHEN, BATHROOM & LAUNDRY

KITCHEN

- 600mm Westinghouse stainless steel fan forced electric Wall Oven in stack with microwave recess
- 600mm Westinghouse stainless steel natural gas hotplate
- 600mm Westinghouse stainless steel canopy rangehood
- 1 & ¾ Double bowl single drain sink with chrome sink mixer
- 400mm high ceramic tiling to kitchen splashback (200x 400 or 300 x 100 tile formats) 700mm high behind hotplate
- Dishwasher recess (including single power point & cold-water provision)
- Set of 4 cutlery drawers
- Set of 3 pot drawers
- Hafele pull out pantry
- Laminate doors & drawers with white lined kitchen cupboards, soft close drawers & doors with ABS edging
- Caesarstone 20mm, pencil round profile benchtops

BATHROOM / ENSUITE

- Laminate doors with white lined soft closed cupboards & doors with ABS edging
- Framed pivot shower door to ensuite & bathroom
- 2m high ceramic wall tiling to shower
- Choice of ceramic tiling to floors & skirting
- WELS© rated Alder chrome Classico mixer tapware
- Adler Moda bracket shower head
- Insert ceramic basins to bathroom & ensuite
- Fully framed mirror to vanities
- Chrome double towel rail to bathroom & ensuite
- Chrome toilet roll holder to all W/C's
- Privacy locks to all bathrooms & W/C's
- IXL Tastic 3 in 1 Heater/ lamp/ fan light
- Exhaust fans to W/C'S
- WELS© rated Dual Flush back to wall vitreous china toilet suites

LAUNDRY

- Laminate cupboard with 30 litre insert stainless steel trough with WELS© rated alder chrome flick mixer
- WELS© Alder chrome automatic washing machine taps housed inside laundry cupboard
- Built-in linen cupboard (as shown on plan)

ADDITIONAL INCLUSIONS

- Floor Coverings include Vinyl Plank to main living areas, kitchen, hallways and entry. Carpet to all bedrooms
- Roller blinds to all windows & sliding doors (excluding wet areas)
- Dimmable LED downlights with white housing to all rooms
- Reverse Cycle Split System Air-Conditioning Unit to living area
- Clothesline
- Waterwise, fully landscaped and maintained front garden
- Garden Shed
- Clothesline
- Grey Concrete with brooms finishes to carports, site-built alfresco, site-built veranda's, site-built porches, and all external paths and external drying areas.
- 6 months after care service
- 10-year structural guarantee

PLEASE NOTE:

Brands and Models are subject to change due to supplier availability & stocks. In the event of a change an equivalent model will be given.

ACCESS TO RESORT STYLE FACILITIES WITHIN THE COMMUNITY

- Heated Indoor Pool
- Gymnasium
- Cinema
- Library, with internet kiosk
- Wi-Fi access in clubhouse
- Function room with dance floor & associated kitchen facilities
- Lounge area with fireplace and coffee & tea making facilities
- Billiards & darts BYO bar
- Meeting / craft / activity rooms
- Outdoor entertainment areas with barbecues, full size lawn bowls & sitting areas
- Ablutions, change & shower facilities
- First aid room
- Reception area, administration & central mail facility
- Residents workshop
- Community garden
- Community bus
- Playground for grandchildren / visitors
- CCTV of clubhouse and community, transmitted to all homes
- Caravan / boat washed down area
- Caravan / boat parking (temp facility until permanent facility available)
- Recycling centre
- Garden reticulation operating from a bore
- Solar imbedded energy network