

## Inclusions

## 30 Farmgate Cres – Calderwood

Standard Inclusions	Upgraded Inclusions
<b>Main House</b> <ul style="list-style-type: none"> <li>Opticomm modem with Fibre to Fibre NBN connection &amp; free to air TV service</li> <li>Insulation to wall &amp; roof per BASIX requirements</li> <li>Carpet to media room and bedrooms</li> <li>Tiles to hallway &amp; open plan living areas</li> <li>Paint – 3 coat system</li> <li>Keylocks to windows</li> <li>Deadlocks to external doors</li> <li>Trilock to main entry door</li> </ul> <b>Kitchen</b> <ul style="list-style-type: none"> <li>3 Door pantry + Broom Cupboard with power</li> <li>Dishwasher</li> <li>Microwave cupboard</li> <li>Clark 1½ bowl sink</li> <li>Flick mixer tap</li> </ul> <b>Bedrooms</b> <ul style="list-style-type: none"> <li>Built-in wardrobes</li> <li>Bed 2,3,&amp; 4 close easy access to main bathroom via separate hallway</li> </ul> <b>Bathroom &amp; Ensuite</b> <ul style="list-style-type: none"> <li>Tiles to wet area</li> <li>Down light over mirror</li> <li>Separate fan</li> <li>Awning window type to increase privacy</li> </ul> <b>Laundry</b> <ul style="list-style-type: none"> <li>Laundry tub 45L</li> <li>Under tub washing machine water connection</li> </ul> <b>External:</b> <ul style="list-style-type: none"> <li>Driveway</li> <li>Instant gas hot water system</li> <li>BASIX Water Tank</li> <li>Panel lift garage door</li> </ul>	<b>Main House</b> <ul style="list-style-type: none"> <li>Internet hub point with hardwire connections to Living, Media, Main Bed rooms &amp; IT &amp; kitchen area</li> <li>Dakin Ducted Air Conditioning</li> <li>House alarm</li> <li>2700mm ceiling height</li> <li>Wall insulation to internal garage walls</li> <li>Gainsborough locks and door hardware</li> <li>Internal wall niche to IT area</li> <li>Roller blinds to windows and living sliding door</li> <li>Down lights to entry hall / family / kitchen/ dining</li> <li>Dimmable LED oyster lights to media room / hall</li> <li>Square set cornice to all living areas</li> </ul> <b>Kitchen</b> <ul style="list-style-type: none"> <li>Stainless steel appliances</li> <li>900mm freestanding cooker</li> <li>Polyurethane finish semi-gloss to doors</li> <li>Stone Benchtop with waterfall to inland bar</li> <li>Mirror splash back</li> <li>Velux Skylight 1,400mm x 600mm</li> </ul> <b>Bedrooms</b> <ul style="list-style-type: none"> <li>Dimmable LED oyster lights</li> <li>Wardrobes have draw unit and hangers</li> <li>Bed 2,3 &amp; 4 have 2400 (h) mirror doors</li> <li>White timber shutters (Main Bed only)</li> </ul> <b>Bathroom &amp; Ensuite</b> <ul style="list-style-type: none"> <li>Full height wall tiling with feature tile one wall</li> <li>Shower nook</li> <li>Semi frameless shower</li> <li>Shower head with additional hand held head</li> <li>Timberline vanity – wall hung</li> <li>Back to wall toilet – self closing seat lids</li> <li>Freestanding bathtub to main bathroom</li> </ul> <b>Laundry</b> <ul style="list-style-type: none"> <li>Sliding external door</li> <li>Laundry cupboard with benchtop</li> </ul> <b>External:</b> <ul style="list-style-type: none"> <li>Colourbond Roof</li> <li>Landscaping &amp; Letterbox</li> <li>Clothesline</li> <li>Concrete footpaths and alfresco area</li> <li>Window &amp; Sliding Door Fly screens</li> <li>Fencing &amp; Lockable Gate</li> <li>External lighting</li> <li>Solid / Glass timber entry door</li> <li>Raven weather seal to entry door</li> <li>Tiled entry verandah</li> </ul>