

## 3 Bedroom House Standard Specifications Guide (T3G)



### EXTERIOR

- Prenail timber H1.2 frame & trusses.
- Strandfloor 20mm composite flooring, H3.2 Ply to wet areas. 200 x 50 timber H1.2 floor joists at 400mm spacings over 3 rows of 200 x 50 timber H3.2 double bearers.
- Colorsteel, 22 degrees gable roof.
- Colorsteel vertical wall cladding featuring vertical timber weatherboard cladding.
- Colorsteel fascia and gutter, PVC downpipes.
- Fairview powder coated aluminium joinery, double glazed windows and doors.

### INTERIOR

- GIB board walls and ceilings, stopped and painted. GIB Aqualine to wet areas, stopped and painted.
- Fully insulated with Pink Batts in exterior walls and ceilings, and underfloor.
- 1980mm high interior doors, painted and fitted with door handles.
- Wardrobes include shelves, hanging rail, and drawers, in prefinished white board.
- Pine 60 x 10mm Single Bevelled skirting, painted.
- LED down lights, TV points, battery powered smoke alarms.
- Carpet for all bedrooms. Vinyl for living area, kitchen, bathroom, laundry.

### KITCHEN

- Kitchen design as attached.
- Laminate bench tops, option to upgrade to engineered stone bench tops.
- Single bowl stainless steel sink.
- Midea 520mm Powerpack Rangehood, Bosch 600mm gas cooktop, Bosch 600mm built-in oven.
- 600mm width freestanding dishwasher provision with plumbing and power point included (appliance not included).
- Ceramic tile splash back. Chrome finish tapware.

### BATHROOM, LAUNDRY

- White acrylic shower tray, white acrylic wall liner, shower mixer and slide shower, frameless glass door.
- Option 1: Custom made freestanding vanity with provision for 600mm washing machine with plumbing and power point included (appliance not included).
- Option 2 & 3: Freestanding vanity, Freestanding laundry tub.
- Continuous flow gas water heater. LPG bottles not supplied.
- Back to wall toilet suite with soft close seat. 600mm wide LED mirrors.
- Heated towel rail, 3 in 1 exhaust fan / heat lamps / LED light, toilet roll holder.
- Ceramic tile splash back. Chrome finish tapware.

### EXTRAS (NOT INCLUDED IN STANDARD SPECIFICATIONS)

- Heat pump. Security alarm. Dishwasher. Food waste disposer with air switch.



Kitchen

\* Specifications are subject to change according to product availability.

\* 3D images show overall design of the kitchens, not necessarily the true representation in every detail, such as handles and cabinet colour may look different from the images.