

LAVENDER *townhomes on*

Schedule of Finishes

Lavender Avenue, Kellyville, 2155

Kitchen Appliances

Cooktop/Oven	SMEG 900mm free standing
Rangehood	SMEG 900mm canopy rangehood
Dishwasher	SMEG 600mm
Microwave	SMEG 34 litre stainless steel
Tapware	Dorf Vixen retractable sink mixer in chrome finish



Laundry Fittings

Laundry tub	42 litre stainless steel tub in metal cabinet with Harmony brand MENA sink mixer
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Tapware throughout

Vanity	Dorf Villa basin mixer
Bathtub	Dorf Villa wall basin mixer/bath mixer plate
Shower	Dorf Villa bath shower mixer
Shower head	Dorf Villa multifunction rail shower 3 function
Washing machine	Shut off valves inside cabinet and allow washing machine water connection



Bathroom Fittings

Accessories	Abey Lucia Double towel rail, toilet roll holders and towel ring
Shower screens	Mirage semi frameless clear glass shower screen
Mirror	Polished edge mirrors
Bathtub	Stylus origin free standing 1600mm bath with chrome plug
WC suite	Villeroy & Boch O.Novo wall faced suite with soft close toilet seat
Vanity unit	Wall hung polyurethane finish custom cupboards with Caesar stone top, soft-close drawers and above stone top basin with pop up chrome waste and bevelled edge finger pull handles to all vanities



NOTE: Substitution of items, sizes or materials may occur where the new item is of the same quality or better

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INTERNAL FINISHES AND FIXTURES

Internal Doors

Internal door	Designer range Hume Linear architectural doors throughout
External main entry door	Designer range Hume Linear stained grey XLR150 solid core front entry door
External rear door	Designer range Hume JST1 clear glazed external entry door

Door Furniture

Main entry	Gainsborough contemporary tri lock in satin chrome finish Gainsborough keyed alike lock set to rear and front door access door plus deadlock Gainsborough deadlock to internal garage door
Internal	Gainsborough Lianna internal action lever satin chrome handles throughout (privacy set to master bedroom, bathroom, powder room) Gainsborough circular passage set to cavity sliding doors in satin chrome where noted

Walls

Internal	Internal walls with acoustic plasterboard where required
Bathroom & ensuite	Full height polished vitrified or similar tiled walls throughout
Kitchen splash back	Glass splashback in Starfire glass with select colour finish
Laundry splash back	Ceramic tile – white colour
Cornice	Designer range 2 step cornices throughout
Architrave	Profiled painted timber throughout
Skirting	Profiled painted timber throughout

Ceilings

- Sound rated acoustic plasterboard ceiling where required as per the BCA / BASIX requirements
- Balcony ceiling complete with texture paint on Weathertex decorative cladding (non-combustible)
- Sound rated acoustic insulation to wet areas and bedroom internal walls

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Kitchens

Kitchen cupboards	White polyurethane kitchen cupboards with soft close finger pull drawers and doors, white polyurethane overhead cupboards with soft-close doors and bulkhead where noted
Pantry	4 adjustable laminate shelves
Microwave	Smeg Designer range in built microwave oven
Dishwasher	Designer range in built dishwasher
Kitchen benchtop	40mm Caesar stone benchtop with waterfall drop and panels
Sink	Abey double bowl undermount sink complete with push/pull plugs

Wardrobes/Linens

Wardrobes	Sliding mirrored doors complete with chrome frame and double hanging rails and 4 internal drawer units to each wardrobe
Linens	Sliding door in white complete with doors in chrome finish and 4 laminate shelves internally
Staircase	Purpose made internal grade staircase complete with select colour painted handrail on stainless steel brackets

Floor Finishes

Entry, kitchen, living, dining	Select colour polished vitrified 600 x 600 tiles throughout
Bedrooms & stairs	Designer range Premium carpet throughout
Laundry	Select colour Lavender range Ceramic tiles to floor with 100mm skirting
Balcony	Select colour Lavender range Ceramic tiles throughout

Fixtures and Fittings

- Rinnai Instantaneous gas hot water system enclosed within an external security enclosure
- Video/Audio intercom to main entry door with wi-fi "ring" doorbell and chime
- Actron Comfort Condition 3 phase ducted air conditioning system complete with 2 zones wi-fi control provided for ease of operation
- LED downlights throughout
- LED bunker lights to Alfresco
- LED spotlights to rear yard
- 6kw Solar system with complete wi-fi control to supplement power consumption (see separate Cost Benefit Schedule)
- Block out roller blinds to all living areas and bedroom windows and sliding doors

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BUILDING EXTERIOR

Pergola	Select colour powder coat aluminium frame pergola complete with "laserlite" roofing to selected rear areas Select colour powder coat aluminium framed fixed blade louvres to front selected facades where noted
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External Building

External walls	CSR Hebel walls complete with select colour/design range acrylic render and paint. Decorative Cladding to selected areas.
Roof	Colorbond metal roofing throughout
Windows, sliding doors	Designer range selection powder coated aluminium windows and sliding doors throughout
Handrails, balustrades	Frameless glass balustrading with safety top rail
Flyscreen	Aluminium mesh flyscreens to all opening windows and sliding doors
Garage door	Powder coated slimline sectional lift garage door complete with 2 remote operators

Electrical / Communications / Other

Phone / Data	2 Cat 5E data points 2 Phone outlets Hills Homes Hub enclosure including connection points for 5 points for data and television cables
Foxtel	2 Internal points for TV wiring
TV	Digital television antenna complete with 2 TV points
NBN	NBN ready – provider connection by owner required
Power	Double and single GPOs installed throughout
Gas	Natural gas to kitchen cooktop and hot water unit
Air / Solar / Intercom	Samsung tablet with Clipsal docking station
Security system	Bosch 2000 security system complete with wi-fi connectivity

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Landscaping

- Select coloured reinforced concrete driveway including grated drain at garage entry
- Dividing fence 1.8m high Colorbond fence complete with steel posts, side boundary gate and latch
- 1.8m high treated pine timber fence with steel post to dividing side boundary
- Turf to front and rear yards
- Soft scaping of garden area including garden mix, pine bark mulch and plants
- Fold down clothes line where noted
- Designer range masonry letterbox complete with applied surface finish
- Permeable paving to rear of dwellings and bin pad, river pebbles to side passageways

Construction Generally

- All works adhere to and satisfy the Building Code of Australia
- Frames – fabricated from steel throughout
- 1st floor construction from lightweight concrete panels to eliminate upper floor noise transfer to ground floor
- All party walls constructed from lightweight concrete panels to provide fire rating and outstanding acoustic conditions
- Trucore Steel Leaf guard provided

***Townhomes on Lavender are a Torrens Title development,
which means there is no common area or strata fees to be paid***