

# **COOLUM 400 DG**



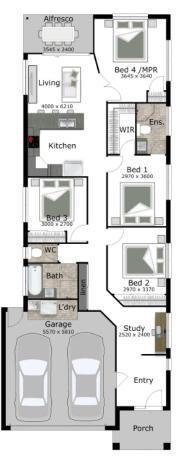
# Min. block width

House length **22.60m** 

House width 8.60m

Total floor area **169.74m<sup>2</sup>** 

**TILE ROOF** 







# **TURN KEY HOUSE PACKAGE**



Kooringal Homes Inclusions (as at 17.10.2018)

# Interior

#### **KITCHENS**

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- 600mm upright stove with ducted exhaust fan.
- 1 <sup>3</sup>/<sub>4</sub> bowl stainless steel sinks including basket waste.
- Fully lined kitchen base cabinet with post form laminate top.
- Appliances available in stainless steel only.
- Mixer tap to sinks.

# **BATHROOMS & ENSUITE**

- Vitreous china square vanity basins (white).
- Fully lined vanity base cabinet with post form laminate top.
- Acrylic designer bath (white).
- Dual flush vitreous china close coupled toilet suite (white) including skirting pan andenclosed trap.
- Frameless mirrors above vanity benchtop.
- Shower glass pivot doors and colour matched frames with tiled base.
- Lever mixer tapware, multi directional shower rose and 220mm wall bath outlet.

# LAUNDRIES

- Freestanding 45 litre acrylic tub and cabinet.
- Wall mounted washing machine taps .

**CERAMIC TILING** (FROM BUILDERS' STANDARD RANGE)

- Wall tiles to bathrooms and ensuite shower recesses with feature frieze (refer to plans and specification for details).
- Floor tiles to bathrooms, ensuite, WC and laundry.
- 150mm high skirting tiles to bathrooms, ensuite, WC and laundry (as per working drawing).
- 600mm High splashback to kitchen.
- Min 400mm high splash back to the laundry tub.

# **FLOOR COVERINGS**

Not included

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#### **FIXING**

- 42mm MDF bevelled architraves and 67mm MDF bevelled skirting.
- Flush panel doors.
- Lever passage sets and pull handles.
- Vinyl sliding doors to wardrobes (as shown on plans).

# CEILINGS

• 2440mm (overall plates) standard ceiling height.

# PLASTER

Cornice – 90mm plaster cove

#### PAINT

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- 3 Coat Application.
- Low sheen acrylic to external timber work.
- Low sheen acrylic to internal walls.
- Flat acrylic white to ceiling.
- Gloss finish to internal woodwork.
- Gloss finish to front entry and internal doors.
- NOTE: Walls, woodwork to be one colour throughout.

#### **ELECTRICAL**

- Double power points and light points as per standard electrical layout.
- Safety switches (earth leakage detector).
- Power points as noted on plan.
- Smoke detectors.
- Telephone point to kitchen.
- 2 TV points.
- 3 external light points outside living.
- Batten fixed light points.
- Separate power supply and conduit for NBN.

#### FOUNDATIONS

- Class 'H' concrete slab (No piering included).
- Part A termite treatment to slab penetrations and part B termite treatment to slab perimeter. As required by council.

# Exterior

#### **WINDOWS & EXTERNAL DOORS**

- Sliding aluminium windows including keyed window locks.
- Entry door (façade specific) refer drawings Hume XN5.
- External door furniture (Deadlock not included).

#### GARAGE

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- Metal sectional panel lift garage doors with remote control unit including 2 handsets and cradle. (selection of colours).
- Weatherproof hinged flush panel access doors.

#### **INSULATION**

- R2.5 Glasswool batts to ceiling of roof space (excluding garage).
- Glasswool wall batts including sisalation to external brick veneer walls.

# **ELECTRIC HOT WATER SERVICES**

• Energy efficient electric heat pump hot water system.

# ROOFING

- Monier tile roof.
- Colorbond fascia & gutter (selection of colours).

# **EXTERNAL**

- Face brickwork and light cladding.
- Brushed concrete to alfresco.
- 2 External taps.

# **CONNECTION COST**

 Connection of services (water, electricity, sewer, telephone, conduit and stormwater) based on 650m2 blocks with 300mm fall and 5m setback. Does not include electricity and telephone/ internet consumer account opening fees.

# STRUCTURAL

• 6 Year structural guarantee.



