



Artist Impression Only.  
Refer to Working Drawings & Inclusions

## SPRINGBROOK 100 H



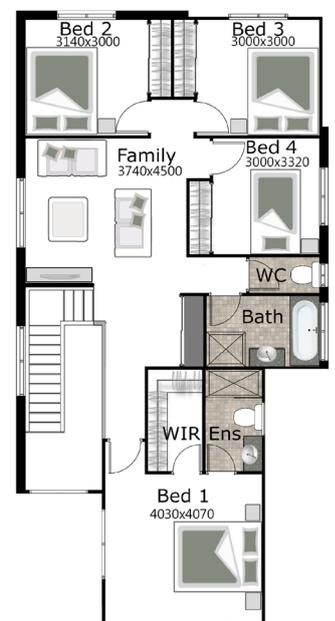
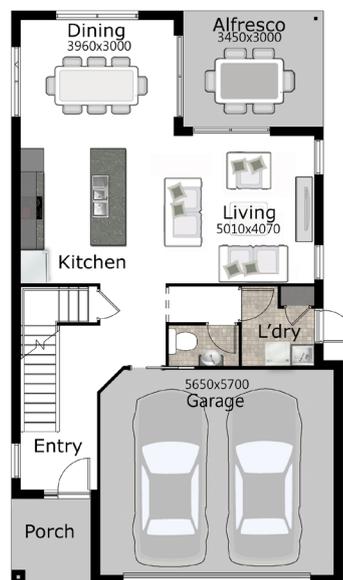
Min. block width  
**10.95m**

House length  
**16.50m**

House width  
**8.30m**

Total floor area  
**225.74m<sup>2</sup>**

TILE ROOF





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**TURN KEY HOUSE PACKAGE**

# BRONZE

Koorungal Homes Inclusions  
(as at 17.10.2018)

# Interior

## KITCHENS

- 600mm upright stove with ducted exhaust fan.
- 1  $\frac{3}{4}$  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 and enclosed 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

## 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

- 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 piling 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

- 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 650m<sup>2</sup> blocks with 300mm fall and 5m setback. Does not include electricity and telephone/internet consumer account opening fees.

## STRUCTURAL

- 6 Year structural guarantee.