

Riverlea
Terraces
Cotton Lane

Standard Inclusions



Artist Impression



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Structure

Item	Specification
Ground	Concrete Slab
Wall & First Floor Frames	Builder's Choice, To Be Either Timber Or Steel
Ceiling Heights	2,700mm generally
Roof Truss	Builder's Choice, To Be Either Timber Or Steel
Stair	MDF Proprietary Stair
Roof	Colorbond steel roof sheets, fascia and gutters*
Insulation	To Achieve or Exceed 6 Star Energy Rating

Wall Cladding

Fibre Cement Sheet (FCS)	Paint/Render Finish
Autoclaved Aerated Concrete (AAC)	Render Finish
Timber Look Cladding	Composite (Design Specific)
Brickwork	Face Brick (Design Specific)

Windows & Sliding Doors

Frames	Aluminium Frame With Keyed Locks
Glazing	Glazing To Achieve Or Exceed 6 Star Energy Rating
Window Flyscreens	To All Operable Sections
Entry Door	Solid Door With Timber Frame
Sliding Doors	Glazed, Aluminium Framed Doors With Keyed Locks And Flyscreens To Rear Sliding Doors
Internal Doors	2,340mm Flush Panel Doors With Lever Handles, Privacy Snibs To Bathrooms And Single Cylinder Deadlock And Key To Garage Access Door

Metering

Electrical	Individual Electrical Meter
Water	Individual Water Meter

Landscaping

Item	Specification
Letterboxes	Lockable
Clothesline	Fold Down Unit
Connections	2x External Taps And Rainwater Tank Or Recycled Water (Estate Specific)
Fencing – Side And Rear	1,800mm High Colorbond Good Neighbour Fence*
Garden Beds	Mulch, Garden Beds And Plants
Paths And Courtyard	Concrete Paver

Services

Hot Water System	Instantaneous Gas Or Heat Pump (Design Specific)
Heating And Cooling	Ducted Reverse Cycle Air-Conditioning
Internet	Provision For NBN
Free-To-Air TV	Roof Mounted Digital Compliant Antenna
Termite Treatment	Included

General

Abutting Walls	Autoclaved Aerated Concrete (AAC) Veneer Walls
Internal Wall Lining	Plasterboard
Wet Area Lining	Fibre Cement Sheet (FCS)
Paint	Washable Matt Finish
Skirting	Painted Medium Density Fibreboard (MDF)
Cornice	75mm Cove
Floor Finish	Laminate timber style floating floor to Entry, Passage, Kitchen, Living/Dining. Carpets to Stairs, Bedrooms/Robes
Window Furnishings	Roller Blinds Throughout, Excluding Wet Areas

Lighting

Portico/Courtyard	LED Downlight
Living Areas	LED Downlights
Ensuite & Bathroom	2x Lamp Combined Light/Fan/Heater
Bedrooms	2x LED Downlights
Laundry	LED Downlight
WC	LED Downlight

Power

Entry	1x Double Powerpoint
Living	2x Double Powerpoint, 1x TV Point
Kitchen	Powerpoint To Appliances, 2x Double GPO To Splashback
Bedroom 1	3x Double Powerpoints, 1x TV Point
Bedroom 2 & 3	2x Double Powerpoints
Ensuite	1x Double Powerpoint
Bathroom	1x Double Powerpoint
Laundry	1x Double Powerpoint To Washing Machine/Dryer Space
Garage	1x Double Powerpoint
Courtyard	1x External Double Powerpoint
Internet Data Points	1x Located Adjacent To The TV Point
Switches	White
Smoke Detectors	Provided in Dwelling

Kitchen

Benchtops	20mm Engineered Stone
Sink	1.5 Stainless Steel Bowl
Tap/Mixer	Chrome Kitchen Mixer
Base & Feature Laminate	Natural Finish
Handles	Chrome T-Bar, Installed Vertically On Floor Units And Pantry, Installed Horizontally On Drawers. Fingers Grips To Overhead Cupboards
Fridge Provision	850mm (W) x 700mm (D) x 1,800mm (H)
Microwave Provision	600mm (W) x 580mm (D) x 450mm (H)
Pot Drawer	Supplied
Cooktop	Electric Induction 600mm Stainless Steel
Electric Oven	Haier 600mm Stainless Steel
Rangehood	Stainless Steel Retractable (Ducted To Atmosphere)
Dishwasher	Stainless
Splashback	Tile
Walk-in-Pantry	Laminate benchtop and shelving included

Storage

Linen	Shelving Included
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Bathroom, Ensuite & WC

Item	Specification
Benchtops	Laminte Finish
Cupboards	Laminte Finish
Handles	Chrome T-Bar, Installed Vertically
Mirror	Width Of Vanity
Basin	Cermaic
Tap	Chrome Mixer
Floor Fiinish	Ceramic Tile
Wall Finish	2,000 Height Ceramic Tile Within Shower Alcove/ 1,200mm Height Ceramic Tile To Remainder
Shower Screen	Semi Framed With Clear Glass
Shower Head	Rail Shower
Toilet Suite	Ceramic Close Coupled
Towel Rail	Chrome
Toilet Roll Holder	Chrome

Bedroom

Robes	Built-In Mirror Sliding Doors, Shelf And Hanging Rail
Floor Finish	Carpet

Laundry

Benchtop	Laminate Finish
Cupboards	Laminate Finish
Handles	Square, brushed chrome, installed vertically
Laundry Tub	Stainless Steel
Tap	Chrome Mixer
Washing Machine Taps	Wall Taps
Floor Finish	Ceramic Tile
Splashback	Ceramic Tile

Garage or Carport

Floor Finish	Concrete Paver
Door	Automatic Panel Lift With 2 Remotes

NOTE: In all respects, locations determined by service provider *Colorbond refers to Colorbond branded or equivalent At time of publication all product types and inclusions are available, in the case where stock or supply changes occur, inclusions will be replaced with an equivalent or 'like for like' product. May 2025



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Riverlea

Riverlea Sales & Discovery Centre

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