

Riverlea
Terraces
Olive Lane

Standard Inclusions



Artist Impression



Artist's impression – Ashwood Light scheme, indicative only.

Structure

Item	Specification
Ground	Concrete slab
Wall & first floor frames	Steel frame
Ceiling heights	2700mm
Roof truss	Steel frame
Roof	Colorbond steel roof sheets, fascia and gutters*
Insulation	Installed in accordance with the NCC 2022, Vol.2 Energy Efficiency Compliance Report

Wall Cladding

Fibre cement sheet (FCS)	Paint/render finish
Dulux exsultite cladding	Render finish
Axon cladding	133mm painted
Brickwork	Face brick (design specific)

Windows & Sliding Doors

Frames	Aluminium frame with keyed locks
Glazing	Installed in accordance with the NCC 2022, Vol.2 Energy Efficiency Compliance Report
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	2340mm 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	1800mm high Colorbond Good Neighbour fence* 900mm high blade fencing to front yards
Garden beds	Mulch, garden beds and plants
Paths and courtyard	Concrete paver

Services

Hot water system	Heat pump
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	Face brick
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 bedrooms/robes

Lighting

Portico/courtyard	Bayonet batten holder with LED globe
Living areas	LED downlights
Ensuite & bathroom	Bayonet batten holder with LED globe
Bedrooms	Bayonet batten holder with LED globe

Power

Living	2x double power point, 1x TV point
Kitchen	Power point to appliances, 1x double GPO to splashback
Bedroom 1	1x double power points
Bedroom 2 & 3	1x double power points
Ensuite	1x double power point
Bathroom	1x double power point
Laundry	1x double power point to washing machine/dryer space
Garage	1x double power point
Internet data points	1x located adjacent to the TV point
Switches	White
Smoke detectors	Provided in dwelling

Kitchen

Benchtops	20mm engineered stone
Sink	1.75l stainless steel bowl
Tap/mixer	Chrome kitchen mixer
Base & feature laminate	Natural finish
Handles	Chrome D-style, installed vertically on floor units & cupboards, and pantry, installed horizontally on drawers
Pot drawer	Supplied
Cooktop	Electric induction 600mm
Electric oven	600mm stainless steel
Rangehood	Stainless steel (ducted to atmosphere)
Splashback	Tile

Storage

Linen	Shelving included
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Bathroom, Ensuite & WC

Item	Specification
Benchtops	200mm engineered stone
Cupboards	Natural finish
Handles	Chrome, installed vertically
Mirror	Width of vanity
Basin	Ceramic
Tap	Chrome mixer
Floor finish	Ceramic tile
Wall finish	2000 height ceramic tile within shower alcove
Shower screen	Clear glass with pivot door and polished chrome frame
Shower head	Shower head
Toilet suite	Ceramic close coupled
Towel rail	Chrome
Toilet roll holder	Chrome

Bedroom

Robes	Built-in sliding doors
Floor finish	Carpet

Laundry

Benchtop	Laminate finish
Cupboards	Natural finish
Handles	Chrome, installed vertically
Laundry tub	Stainless steel
Tap	Chrome mixer
Washing machine taps	Wall taps
Floor finish	Ceramic tile
Splashback	Ceramic tile

Carport

Floor finish	Concrete
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 2026



Artist's impression – Eclipse Dark scheme, indicative only.

Riverlea

Riverlea Sales & Discovery Centre

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