

Riverlea
Villas
Bradman Circuit

Standard Inclusions



Artist's impression of The Sinclair kitchen, indicative only. Finishes and layouts may vary by home design.

General	
25 Year Structural Guarantee	Supaloc steel frames in Truecore steel
90 Day defect period	Fixed external colour scheme – no changes allowed
Building indemnity insurance	Fixed internal colour scheme – no changes allowed
Termite protection to slab & penetrations	
Energy Efficiency	
R2.0 Batts to external walls	Glazing as per Energy Efficiency Requirements
R2.0 Batts to internal garage wall only	Minimum 3.0kW solar system (zero export)
R6.0 Batts to ceiling (excl. Porch & Alfresco)	
External	
Colorbond roof with whirlybird	2340mm high entry door with translucent glazing
Colorbond gutters & fascias	Tristan lever set to entry door
Façade as per individual floor plans	Weather seals to all external hinged doors
Aluminium framed windows as per plans including fly screens to operable sections	Sectional panel lift door to garage with two remotes in colour to suit external scheme
Aluminium framed sliding doors as per plans including fly screens to operable sections	Tiling to Alfresco (if applicable) & porch in colour to suit external scheme
Landscaping & External Finishes	
Sealed stormwater system connected to the street	Slimline clothesline
Front & rear landscaping with irrigation/drippers	Letterbox
1.8m high Colorbond good neighbour fencing	26L instantaneous hot water system
Charcoal under-fence plinths (where required)	Wall-mounted tap to rear of home & freestanding tap in front garden above flood gully
Charcoal concrete to driveway & front paths	1000L poly rainwater tank as per plans
Plain grey concrete to side & rear perimeter paths	
Home Interior	
2.7m high ceilings	Timber laminate flooring to main living areas
55mm cove cornices	Scotia to match timber laminate flooring colour
67mm high skirting boards & architraves	Bedrooms & robes (incl. WIR) to have Rumble range carpets unless specified as timber laminate on plans
2-coat paint throughout	Walk-in robes & vinyl door sliding robes as per floor plan with single hanging rail as per plans
2,040mm high flush panel internal doors	Ducted reverse cycle air-conditioning
Tradepro Tristan passage lever sets to internal doors & privacy set to wet areas	Block out roller blinds to all windows (excl. Wet areas)

Electrical

Single phase power	Clipsal Iconic switch plates throughout
NBN (incl. Registration by builder)	Double power points as per electrical plan
TV antenna	Single power points as per electrical plan
TV point as per electrical plan	External power point as per electrical plan
Data point as per electrical plan	Downlights to living area & batten lights to remainder of home as per electrical plan
Smoke detectors as per electrical plan	Exhaust fans as per electrical plan

Kitchen

Laminate benchtops to cooktop run & island	Soft-close doors & drawers
Overhead cupboards (incl. Above fridge)	Double-bowl stainless steel sink with drainer
Under-bench microwave provision	Posh bristol mk2 sink mixer
1x bank of 4 cutlery drawers	Feature tile splashback to suit colour scheme
Pantry as per individual floor plan	Handles to all joinery to suit colour scheme

Appliances

600mm wide, F&P 4 burner gas cooktop	600mm wide, F&P canopy rangehood
600mm wide, F&P electric under-bench oven	600mm wide, F&P stainless steel dishwasher

Wet Areas

450mm x 450mm floor tiles	Semi-frameless shower screen to bathroom
450mm x 450mm wall tiles	Frameless shower screen to ensuite
2100mm high tiling to shower alcove	Posh Solus Mk3 rail shower
1200mm high tiling to bath surrounds	Base acrylic bath 1,520mm
Skirting tile only to remainder	Base vanity basins with pop-up waste
Posh Domaine close-coupled toilet suite	Posh Bristol Mk2 basin mixer
Stainless steel strip grate to shower & square chrome-slotted central floor drain to ensuite & bathroom	Posh Solus Mk2 toilet roll holder, double towel rail, hand towel ring to each bathroom & ensuite
Laminate benchtops to vanities	Frameless mirror 900mm high x vanity width

Laundry

Freestanding metal trough to garage	900mm wide linen cupboard
Posh Bristol Mk2 sink mixer	Washing machine & dryer provisions

Owner Initials

Riverlea

Riverlea Sales & Discovery Centre

Open daily 11am to 5pm
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