

Riverlea  
**Villas**  
Hillier Street

## Standard Inclusions



Illustrative purposes only

**Fairmontfirst**



| General                      |                                                                                                                                                                                                                                                                                 |  |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Solar Panels                 | 3.32Kw – No Battery                                                                                                                                                                                                                                                             |  |
| Ceiling Height               | 2700mm                                                                                                                                                                                                                                                                          |  |
| Internal Linings             | 10mm Boral sheetrock plasterboard                                                                                                                                                                                                                                               |  |
| Entry Door Hardware          | Angular Trilock Satin Chrome                                                                                                                                                                                                                                                    |  |
| Entry Door                   | Corinthian Madison 104 PMAD104 Primed with Translucent Glass Inserts, 2340h                                                                                                                                                                                                     |  |
| Other External Doors         | External Flush Panel Primed                                                                                                                                                                                                                                                     |  |
| Internal Door Hardware       | Terrace Knobset Passage / Privacy Set Stainless Steel, Circular Cavity Passage Sets Satin                                                                                                                                                                                       |  |
| Internal Doors               | Corinthian Painted Redicote Flush Panel Doors, 2040mm                                                                                                                                                                                                                           |  |
| Cornices                     | 90mm Cove                                                                                                                                                                                                                                                                       |  |
| Skirtings                    | 67x18mm MDF Bevel Profile                                                                                                                                                                                                                                                       |  |
| Paint System                 | Matt acrylic, 2 coat system                                                                                                                                                                                                                                                     |  |
| Built in robes (as per plan) | Sliding Robes to bedrooms, mirrored doors                                                                                                                                                                                                                                       |  |
| Garage Door                  | Automated panel lift door with two remote controls (profile to suit facades)                                                                                                                                                                                                    |  |
| Electrical                   | Hard wired smoke detectors with battery backup, meter isolator & 6ka circuit breaker and earth leakage safety switch to meter box.                                                                                                                                              |  |
| Lighting                     | Downlights to living areas, Batten lights to remainder                                                                                                                                                                                                                          |  |
| Kitchen                      | Overhead cupboards                                                                                                                                                                                                                                                              |  |
| Air Conditioning             | Reverse cycle, ducted                                                                                                                                                                                                                                                           |  |
| HWS                          | Rheem 26L Gas Continuous Flow                                                                                                                                                                                                                                                   |  |
| NBN Upgrade Provision        | NBN provision includes 600 series HUB, lockable enclosure, splitter for TV data/patch panel, ethernet & phone hub, wiring prov. For phone (x1), data point (x2), internal lead-in cables (Cat 6).                                                                               |  |
| Soil Removal                 | By Builder                                                                                                                                                                                                                                                                      |  |
| Stormwater                   | By Builder                                                                                                                                                                                                                                                                      |  |
| Landscaping                  | Fencing- colour as per development and plinths by builder if required- Charcoal. Landscaping as per plans - minimal planting to front and rear (minimal plantings 4 plants/m2), irrigation, 1 small tree and clothesline, perimeter paving charcoal, tiled alfresco & driveway. |  |
| Rainwater Tank               | Maxicube Slim, Maxiplas- colour to suit scheme, size as per engineering requirements.                                                                                                                                                                                           |  |

| Kitchen        |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Sink           | Leto 750mm Double Bowl, Stainless Steel-Undermounted                                                                        |
| Sink mixer     | Phoenix 200mm Pina Gooseneck Sink Mixer Chrome                                                                              |
| Cooktop        | Westinghouse 600mm Gas Cooktop                                                                                              |
| Oven           | Westinghouse 600mm Multi-function Electric Oven                                                                             |
| Rangehood      | Westinghouse 600mm Slideout Rangehood                                                                                       |
| Dishwasher     | Provision only, incl powerpoint & plumb.                                                                                    |
| Bathroom       |                                                                                                                             |
| Basin          | Seima Kyra Inset Basin                                                                                                      |
| Tapware        | Phoenix Pina Basin Mixer, Pina Shower & Vivid High Rise Shower Arm & Rose – Chrome                                          |
| Accessories    | Phoenix Radii Accessories incl. 600mm double Towel Rail, Toilet Roll Holder, Radii Metal Shower Shelf – Round Plate, Chrome |
| Shower screen  | 600 Series Semi Frameless – Clear Glass, Polished Silver Frame                                                              |
| Toilet suite   | Seima Chios Select Close Coupled Toilet                                                                                     |
| Mirrors        | Mirror Full Width of Vanity 750mm H x 4mm polished edge, over all vanity units (where applicable)                           |
| Fan            | Exhaust Fan to Ensuite & Bathroom showers                                                                                   |
| Laundry        |                                                                                                                             |
| Laundry Trough | Seima Acero Inset trough Stainless Steel 45L                                                                                |
| Sink mixer     | Phoenix Ivy Sink Mixer, Chrome                                                                                              |
| Fan            | Exhaust Fan to Internal Laundry                                                                                             |
| Flooring       |                                                                                                                             |
| Laminate       | Clix 7mm laminate flooring to main living areas                                                                             |
| Carpet         | Carpet to bedrooms & robes                                                                                                  |
| Colours        | Please refer to scheme                                                                                                      |

Owner Initials

# Riverlea

## Riverlea Sales & Discovery Centre

Open daily 11am to 5pm  
9 Bonnín Crescent,  
Riverlea Park SA 5120

[riverlea.com.au](http://riverlea.com.au)



The standard inclusions referenced in this document are the base inclusions and should be read in conjunction with the contract plans.  
Please refer to the colour selections document and contract drawings for final product and colour inclusions.