Riverlea Villas
Holdfast Circuit

Standard Inclusions


Artist's impression of Lot 1770, indicative only. Finishes and layouts may vary by home design.

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General	
Ceiling Height	2700mm throughout
Roof	Colorbond steel roof (colours are scheme specific)
Linings	10mm thick plasterboard linings to all internal walls and ceilings
Entrance Door	Corinthian Urban PURB 4 2040mm
Internal Doors	Corinthian Painted Flush Panel Doors 2040mm
Entrance Door Hardware	Gainsborough Choice Bailey lever handle with single cylinder deadlock
Internal Door Hardware	Gainsborough Choice Bailey lever handle
Portico	Tiles to portico (colours are scheme specific)
Outdoor Room	Tiles to outdoor room (colours are scheme specific)
Driveway Paths	Coloured concrete to driveway and perimeter paths
Cornices	75mm Cove cornice
Skirtings	67mm dressed all round MDF
Paint System	Dulux 3-coat paint system with Dulux Mt Aspiring to walls and Dulux 2-coat paint system with Dulux Ceiling White to ceilings
Built-in-robes (as per plan)	Sliding robes to bedroom with classic white melamine vinyl doors
Garage Door	Automatic panel lift door with two remote controls
Electrical	Hardwired smoke detector with battery backup, two RCD safety switches and circuit breakers to meter box, one to power circuit and one to light circuit
Lighting	Batten lighting
Kitchen	Overhead cabinetry including above fridge provision
Air-conditioning	Ducted reverse cycle
Hot Water Service	20L gas fired, continuous flow hot water system mounted on surface of external wall
Stormwater	By Builder
Landscaping	Fencing as per development. Landscaping as per plan with lawn, irrigation, mulch, small plantings and one small tree
Rainwater Tank	As per design encumbrance
Termite Management	Termite management system to all slab penetrations and full perimeter of home
Power	Single phase power
Letterbox	As per design encumbrance
Clothesline	As per design encumbrance

Kitchen

Splashback	100x300mm tiles in horizontal brickbond lay (colours are scheme specific)
Sink	Posh Bristol double bowl sink with drainer in Stainless Steel
Sink Mixer	Posh Bristol MK2 sink mixer in Chrome
Cooktop	InAlto 600mm Stainless Steel gas cooktop
Oven	InAlto 600mm electric oven
Rangehood	InAlto 600mm canopy rangehood
Benchtops	20mm Caesarstone® ICON Stone Benchtop (colours are scheme specific)
Dishwasher	Provision only including powerpoint and plumbing

Bathroom

Wall tiles	2100mm high to shower alcove, 400mm above bath hob to walls immediately around bath and 150mm skirting tiles to remainder of bathroom and ensuite
Floor tiles	Ceramic floor tiles to laundry, bathroom, ensuite and W.C (colours are scheme specific)
Basin	White inset basin
Tapware	Posh Bristol MK2 basin mixer in Chrome
Accessories	Mizu Drift 700mm double towel rail in Chrome, Mizu Drift toilet roll holder in Chrome
Shower	950mm high semi-frameless shower screen with overlapping clear glass door
Shower Tapware	Posh Bristol MK2 wall mixer in Chrome with Mizu Drift handshower in Chrome
Bath	1520mm acrylic inset bath with Chrome overflow and pop-up waste
Bath Tapware	Posh Bristol MK2 wall mixer in Chrome
Toilet Suite	Roca Debba close coupled toilet suite
Mirror	Polished edge mirror seated on vanity
Exhaust Fan	Above all showers

Laundry

Laundry Trough	Posh Solus MK2 Stainless Steel 45 litre trough inset in white powder coated metal cabinett
Sink Mixer	Posh Bristol MK2 sink mixer in Chrome

Flooring

Carpet	New York with 7mm underlay (colours are scheme specific)
Timber Laminate	Wood Effects Essentials (colours are scheme specific)

Owner Initials _____

Riverlea

Riverlea Sales & Discovery Centre

Open daily 11am to 5pm
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riverlea.com.au

walker

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.