



Standard Inclusions List

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[Property Development System](#)



17 Newington Parade, Chelsea

Exterior	Roofing		Colorbond roofing as per architectural drawings
	Walls	Ground Floor	Split Face blocks as per architectural drawings
		First Floor	JH Cladding painted as per architectural drawings
	Windows		Powder coated double-glazed aluminium windows
	Driveways		Sealed Concrete as per architectural drawings
	Landscaping		As per architectural drawings
	Balcony Balustrading		Glass balustrading as per architectural drawings
	Water Tank		Above ground water tank with pump
Garage			Automatic Door with two (2) Remote Handsets
Interior	Walls and ceilings finish		3-coat painting system
	Doors	Entry Doors	Solid Core from Builder's Standard Range
		Internal Doors	Painted Redicote Flush Panel Doors
	Door furniture		Lever type to internal doors
	Joinery		Fully lined melamine interior, combination of 2pac and light timber grain finish kitchen and vanities
	Bench tops		Reconstituted stone benchtops 20mm to kitchen and vanities
	Kitchen Splashbacks		Glass Splashback



Interior (cont'd)	Appliances		Imported European brand (subject to availability) including gas cooktop, oven, dishwasher, slide out rangehood
	Sanitary Fixtures	Kitchen	Under Bench stainless steel bowl
		Bathroom	Vitreous china toilet pan, hand basins, acrylic bathtub
		Laundry	Free-standing cabinet with stainless steel trough
	Tapware		Chrome mixer taps to all basins, sinks, showers and bath
	Tiling	Bathroom & ensuite	Tiles to floor and walls
		Laundry	floor tiles, tiled splashback above trough
	Floor coverings	Floor	Sealed Oak timber flooring (except for wet areas)
		Stairs	Stained timber stairs
Electrical			T.V points, phone and data points, power points and switches – as per electrical diagram
Heating and Cooling			Inverter Reverse cycle system
Hot Water System			Instantaneous Gas Hot Water System
General			MBA Member 6 years Structural warranty 6 months Builders Maintenance Period 6 Star Energy Rating



Disclaimer

The Vendor reserves the right to amend any dimensions, specifications, finishes, inclusions, fixtures & fittings on this Inclusion List without notice and reserve the right to substitute any specified inclusions with that of equal or higher quality in the event of unavailability. All items on this Inclusion List are to be read in conjunction with the approved plans only. Due to construction factors The Vendor reserves the right to make changes and adjustments to the specified inclusions after the date of Sale Contract to ensure satisfactory completion of the project. All selections are to be made from the builder's nominated standard ranges unless stated otherwise.