



INCLUSIONS - GRANNY FLATS

Engineering
Council Building Application
Termite Treatment (Chemical)
Compaction
Concrete Slab with Reinforcing and Membrane
Steel Stud Frame Walls and Roof
Wall and Roof Insulation
Colortex External Cladding
Gyprock Internal Cladding
Cornices to Gyprock Areas
Painted MDF Skirting Boards and Architraves
Painted walls and ceilings
Vaulted ceiling Standard for Kitchen, Dining, Lounge
(Flat Ceiling is Optional)
Flat ceiling for Bathroom & Bedrooms
Walls & Ceilings Painted

Lounge:

820mm Weatherproof Timber Door and Frame with weather seal
1 x double power point
1 x light bayonet
1 x 1200 x 1500 window
Carpet or Vinyl floor coverings from BSR
1 x smoke detector

Bathroom:

1 x 900 Builders Range Vanity
1 x Dual Flush WC and Cistern
1 x Modular Shower Unit 900 x 900
1 x Single Towel Rail
1 x Toilet Roll Holder
1 x Exhaust Fan / Light / Heater (IXL)
1 x Single GPO
1 x 600 x 600 Vented Opaque Window
1 x 900 x 800 Bevelled Edge Mirror
Tiled Floor, Splash Back and 1 Tile Skirt (BSR)
Painted walls and ceiling
Standard internal door

Bedrooms:

1 x double power point
1 x light bayonet
1 x BIR with 2 sliding doors & storage shelf with rail

Kitchen:

Gas instantaneous or 80 litre storage hot water system
3 x L/M overhead cupboards
4 x L/M cupboards with bench top
1 x 600 electric under bench oven - builders range
1 x 600 gas or electric cook top (Max 4 Burners)
1 x Stainless Steel sink with flick mixer
1 x 1200 x 1000 window
1 x range hood
2 x double power point
2 x single GPO (1 x Range Hood - Recycling & 1 X Fridge)
Vinyl floorcoverings from builders range

Meals:

1 x light bayonet
Carpet or Vinyl floorcoverings from BSR

INCLUSIONS - BEDSITTER

Engineering
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Termite Treatment (Chemical)
Compaction
Concrete Slab, Reinforcing and Membrane
Steel Stud Frame Walls and Roof
Wall and Roof Insulation
Colortex External Cladding
Gyprock Internal Cladding
Cornices to Gyprock Areas
Primed MDF skirting boards and architraves

Kitchenette:

Gas instantaneous or 80 litre storage hot water system
1.6 L/M cupboards with bench top
1 x Stainless Steel sink with flick mixer
1 x Single GPO for Fridge
1 x Double GPO
1 x smoke detector

Bathroom:

1 x 600 Builders Range Vanity
1 x Dual Flush WC and Cistern
1 x Modular Shower Unit 900 x 900
1 x Single Towel Rail
1 x Toilet Roll Holder
1 x IXL Fan Light
1 x Single GPO
1 x Light Bayonet
1 x 600 x 600 Vented Opaque Window
1 x 900 x 800 Bevelled Edge Mirror
Tiled Floor, Splash Back and 1 Tile Skirt (BSR)
1 x 820 door and frame

IMPORTANT INCLUSIONS

- Water & Sewer Connection
- Electricity Connection
- Soak Wells

OPTIONAL EXTRAS

- Computer point
- Foxtel point
- Additional power points - doubles
- Additional light bayonets
- Upgrade Front Door to 900mm
- Linen cupboard (in kitchen)
- Larger Shower Unit 1000 x 1000
- Flat Ceilings to All
- Roll form bench tops
- 1 x 2143 x 1810 glass sliding door
- Reverse cycle split system aircon 2.0 h.p.
- Reverse cycle split system aircon 1.5 h.p.
- Reverse cycle split system aircon 1 h.p.
- Provision for Wall Hanging Flat Screen TV
- Wheelchair Access Pack - Basic
Includes: Support rail for Toilet & Shower without Hob with single glass shower screen
- Wheelchair Access Pack – Upgraded
Basic Plus Bathroom fully Tiled

Note: BSR = Builder's Standard Range