

• BRIGHTON LAKES •

by mirvac

ESSENTIAL INCLUSIONS

1. FACADES

CSR Hebel (and/or flush brickwork to 2 bedroom Brighton Homes) with render coat applied finish. Select feature light weight cladding and/or selected Austral or PGH face brickwork.

2. WINDOWS

Trend Aluminium powder-coated sliding and awning windows, where applicable.

3. ROOFING

Low profile concrete roof tile or Colorbond metal roof where applicable with Colorbond fascia, gutters and downpipes.

4. FRONT DOOR

Selected entry door with painted or stained timber finish.

5. CEILINGS

Minimum 2565mm to ground floor living areas and 2400mm to first floor.

6. INTERNAL WALLS

Plasterboard with Taubmans low VOC matt 2 coat paint system with semi-gloss finish to woodwork.

7. INTERNAL DOORS

Paint finish flush doors with chrome hinges and latches.

8. DOOR FURNITURE

External

Lockwood Velocity Glide lever with Lockwood Paradigm deadbolt.

Internal

Lockwood Velocity Glide levers.

Privacy adaptor included to bedroom 1, bathroom, ensuite and powder room (where applicable to home design).

Chrome finish door stops to all living area and bedroom doors, as required.

9. GARAGE DOORS

Sectional overhead garage door with door opener and remote control.

10. KITCHEN CUPBOARDS

Polyurethane doors with white melamine lining to interiors, soft close drawers and double pull out bin under sink. Bulkheads to overhead cupboards. Water point to refrigerator space.

11. KITCHEN BENCHTOP & WATERFALL END PANEL/S

Reconstituted stone 40mm square edge profile with waterfall end panels (where applicable to kitchen design).

12. KITCHEN SINK

Clark double bowl stainless steel under mount sink.

13. KITCHEN APPLIANCES

Golf Club, Courtyard and Brighton Homes

Cooktop – Delonghi 60cm stainless steel, gas.

Oven – Delonghi 60cm stainless steel, electric.

Rangehood – Delonghi 60cm with stainless steel fascia, ducted.

Dishwasher – Delonghi freestanding stainless steel.

Golf Club Premium, Golf View Premium and Brighton Premium Homes

Cooktop – Delonghi 90cm stainless steel, gas.

Oven – Delonghi 90cm stainless steel, electric.

Rangehood – Delonghi 90cm with stainless steel fascia, ducted.

Dishwasher – Delonghi freestanding stainless steel.

14. HOT WATER SYSTEM

Rheem Solar Hot water system, gas boosted.

15. WALL AND FLOOR TILING

Porcelain floor tiles to ground floor living areas as shown on plans.

Porcelain floor tiles to wet area floors with full height ceramic wall tiling to bathroom and ensuite with tiled wall niche to showers (where applicable to home design).

Ceramic wall tiles to kitchen splashback and laundry tub.

16. VANITY UNITS

Moulded acrylic benchtop with polyurethane cabinet doors and white melamine lining to interiors. Wall basin to powder room (where applicable to home design).

17. LAUNDRY TUB

Clark standard or compact 45L tub and cabinet with concealed by-pass.

18. BATHROOM ACCESSORIES

Caroma Cosmo Metal chrome towel rail and toilet roll holder.

19. BATH

Caroma white Maxton bath.

20. SHOWER SCREENS

Golf Club, Courtyard and Brighton Homes

Framed powdercoat aluminium with pivot door on slimline fibreglass shower hob.

Golf Club Premium, Golf View Premium and Brighton Premium Homes

Semi frameless and powdercoat aluminium with pivot door on slimline fibreglass shower hob.

21. TOILET SUITES

Stylus back to wall vitreous china toilet suite with soft close seat.

22. TAPWARE AND FITTINGS

Wet areas

Caroma Cirrus chrome mixers (5 Star WELS)

Essence single function shower on rail (3 Star WELS)

Laundry

Caroma Acqua chrome sink mixer (4 Star WELS)

Kitchen

Caroma Cirrus chrome sink mixer (4 Star WELS)

External

Front and rear garden taps.

23. VANITY MIRRORS

Polished edge frameless mirrors.

24. WARDROBES

Included where shown on plan, powdercoat aluminium framed white colour backed glass or mirror sliding doors with one white melamine shelf with hanging rail.

25. LINEN CUPBOARD

Included where shown on plans with 4 white melamine shelves.

26. MOULDINGS

Painted pine architraves and skirting.

27. INTERNAL STAIRCASE

12mm x 12mm square stainless steel balustrade with painted handrail and posts, carpet to treads and risers (where applicable to home design).

28. CARPET

Selected quality nylon carpet throughout excluding tiled areas.

Opposite Cnr
Christiansen Blvd &
Brickmakers Drive
Moorebank, NSW, 2017
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ESSENTIAL INCLUSIONS

29. ELECTRICAL

Safety switches, smoke detectors, 3 x double power points to living room, 2 x double power points to all other rooms and single power points to all appliances as required.

3 x TV points.

2 x phone points.

NBN connection with data points to all bedrooms, living room and family room (where applicable to home design).

Exhaust fans to bathroom, ensuite and powder room (where applicable to home design).

30. SECURITY SYSTEM

Golf View Premium Homes

Home security alarm system with touch control pad.

31. GAS

1 x internal gas heating point.

1 x external gas point adjacent patio area or on balcony for 2 bedroom Brighton Homes.

32. LIGHT FITTINGS

Oyster ceiling lights to all rooms, LED down light to kitchen island bench, stair wall light and external wall light fittings to entry and patio as required. 3 in 1 fan/light/heat to bathroom and ensuite, sensor wall light to rear yard (where applicable to home design).

Golf View Premium Homes

LED Down lights to ground floor, oyster ceiling lights to first floor, stair wall light and external wall light fittings to entry and patio as required. 3 in 1 fan/light/heat to bathroom and ensuite, sensor wall light to rear yard.

33. AIR CONDITIONING DUCT PROVISION

Brighton and Brighton Premium Homes

Duct provision to ground floor only of double storey homes for future installation of ducted air conditioning by owner or upgrade option (excludes 2 bedroom Brighton Homes).

Golf View Premium, Golf Club Premium, Golf Club, and Courtyard Homes

Fully ducted air conditioning.

34. LETTER BOX

Selected powdercoated letterbox plinth.

35. INSULATION

R2.0 Glasswool batts to all external walls and R3.5 ceiling insulation with roof over (excluding garages).

36. DRIVEWAY AND REAR PATIO

Applied finish to concrete driveway and patio (where applicable to home design).

37. TV ANTENNA

TV aerial installed on roof.

38. CLOTHES LINE

External folding frame clothes line.

39. RAINWATER TANK

Colorbond rainwater tank plumbed for toilet flushing, washing machine and rear external garden tap.

40. FENCING

Treated pine side and rear fencing, painted timber batten or powder coat picket fencing to street facing with gate access. Select lots with powder coat picket fence fronting golf course. Concrete and masonry retaining walls and fences where applicable to home design.

41. LANDSCAPING

All lots extensively landscaped.