



**EXTERNAL**

Front Porch Incl. 450 x 450 tiles, slab, roof, lights & post  
Merbau post  
Upgrade to 600 x 600 tiles to porch  
Front Door Gainsborough Trilock hardware  
Bifold door, stacker door or larger sliding door  
External cladding Prime Line or Scyon (James Hardie)  
Hebel Render  
Brick Veneer  
Additional windows  
Feature window to kitchen splashback (incl tiling in window)

**KITCHEN**

Upper Cupboards Height 900mm with bulkhead  
Stone Top upgrade 20 mm or 40mm edge  
Dishwasher including power setup  
Soft close kitchen cupboards  
Premium Tile splashback in kitchen  
Ducted rangehood

**LIVING**

450 x 450 or 600 x 600 Tiles in Living Dining (wide range of colours and styles)  
3.5kW Split System Air Conditioner (units installed back to back)  
Internal Upgrade to 2.7m Ceilings  
Additional downlights, power points, TV points or data points  
Linen Cupboard Setup  
Vertical Blinds

**BEDROOM**

Ceiling Fans or Ceiling fans with lights  
Frosted wardrobe doors  
1 x Wardrobe bulkhead in each room  
Raised floor to eliminate step down to bedroom

**BATHROOM**

Large bathroom window  
Floor To Ceiling Tiles to 2.4 or 2.7m  
Shaving Cabinet  
Polished 300x600 tiles  
Feature wall tiles  
Frameless Shower Screen- Custom Built 10mm Thick  
Integrated Floor Waste with Tile Cut-outs  
Custom Wall Hung Vanity, Stone Top Drop in Basin (your choice of colour)

**LAUNDRY**

Bifold doors to external laundry  
Custom Poly cupboards with Stone or Laminate Top & Overhead Cupboard

**METERING**

Water Meter  
Gas Meter