

Prospect 1838 Townhouses - Specification



Exterior

- Type - See Elevations , Brick, Hebel, Rendapanel, Other
- Render Type - Dulux Texture Coat
- Colour - Walls - "See Colour Schedule"
Portico"See Colour Schedule"
Front Door - " See Colour Schedule"
Eaves Canopy - "See Colour Schedule"

Roof Cover

- Type - Colorbond
- Colour - See Colour Schedule
- Gutters Colour - See Colour Schedule
- Fascia Type & Colour - See Colour Schedule
- Downpipes Profile & Colour - To match walls or fascia directly behind

Windows

- All Facades - Trend Windows
- Aluminium Colour - See Colour Schedule
- Window Winder Colour - To match window frame
- Glass to Bathroom, WC, Ensuite - Obscure where shown on elevations
- Skylight - Velux skylight where documented
- Skylight - 500 x 500 skydomes where documented

Paving

- Perimeter Type - 240 x 240 Charcoal Grey Paver (where noted)

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Exterior - Paint

- Front Door - Corinthian - see elevation
- Garage Door - Gliderol Essentials Series - Colorbond See Colour Schedule

Interior - Paint

- Internal Doors - Dulux Lexicon Quarter
- Door Jambs - Dulux Lexicon Quarter
- Skirtings - Dulux Lexicon Quarter
- Walls - Dulux Lexicon Quarter
- Ceilings - Ceiling White
- Cornice - Ceiling White

Paint Type -Internal

- Walls - Dulux Professional - Low Sheen
- Ceiling - Dulux Professional - tintable flat finish
- Doors - Dulux Professional - Aqua Enamel -semi gloss
- Architraves - Dulux Professional - Aqua Enamel -semi gloss
- Skirtings - Dulux Professional - Aqua Enamel -semi gloss
- Staircase hand rail - Dulux Professional - Aqua Enamel -semi gloss

Paint Type -External

- Dulux Weathershield X10 - low sheen

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Flooring

- Living/Kitchen Floor/Media - **Trendwood -Spotted Gum, Natural Oak, Champagne or Washed Sand.**
8mm Laminate floating floor on **EVA** rubber acoustic underlay
- Stairs - **Radiance “Warm Grey or Stoneware”** 32oz 100% solution dyed nylon twist pile carpet on **Luxury Tread** underlay
- Porch - 300 x 300 porcelain matt basalt - see sample board for colours
- Upstairs Bedrooms - **Radiance “Warm Grey or Stoneware”** 32oz 100% solution dyed nylon twist pile carpet on **Luxury Tread** underlay
- Bathroom - See Sample Board Tiles for 4 Colour Palettes

Door Hardware

- Front Door - Newington Entry Door

Gainsborough Stainless Deadlock& brushed stainless lever handle
- Internal Door Style - Accent Internal Door Range with
Gainsborough - Brushed Stainless lever variety with privacy sets to bathrooms
- Deadlocks - All external hinged doors



Skirtings

- Single Bevel Arch 90 x 18mm

Architraves

- Single Bevel 67 x 18mm

Internal Door Jambs

- 110 x 32 square dressed

Plasterboard

- Thickness - 10mm to walls and ceilings, 10 mm aquachek to bathroom walls, 6mm villaboard to ensuite and bathroom

Cornices

- 90mm standard

Staircase

- Handrail - Carpeted MDF Stair and Clear Coated Pine Hand Rail where required
- 65 x 45mm Pine Oval

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Kitchen

Low level cupboards

Overheads

Kickers

Splashback

Benchtops

Kitchen Tap

Farquhar Kitchens

- Alpine White Mirror / Premium White
- Alpine White Mirror / Premium White
- Alpine White Mirror / Premium White
- Tiled Splashback - see finishes board for colours
- Caesarstone 20mm - Nordic Loft / Ice Snow
- Alder Quad Sink Mixer Chrome

Bathroom

Vanity Tops

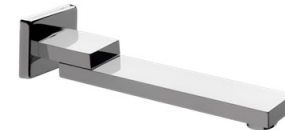
- Alder Quad Basin Mixer

Shower Mixer

Alder Quad Bath/Shower Mixer

Bath Spout

Alder Swivel Bath Spout



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Shower Head

Alder Quad Hi Rise Shower Head and Arm



Shower grate

Canale 600mm Shower Grate S/Steel



Laundry Waste

Floor grate Square 80mm S/Steel



Toilet Roll Holder

Alder Taya Toilet Roll Holder



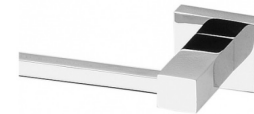
Laundry Tap Mixer

Alder Star 35 Sink Mixer



Towel Rail

Alder Taya Towel Rail 750mm



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Toilet

Seima Mero Toilet Suite vitreous china Cistern & Pan with Soft Close Seat



Shower Screen
Shower Screen Frameless Clips
Bath

Tempered Glass Panel , see plan for sizes
10mm Glass Clips
BASE Freestanding Bath 1560 x 750 x 600mm



Vanities

Chrome edge Wall hung Vanity



Vanities

Kubica Wall Hung Basin - Powder Rooms



Mirror

Above Vanities in Bathrooms and Powder Rooms

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Laundry Trough

Alfa Resort 45ltr Trough/Cab Bypass, Stainless Steel Bowl



Built-in-Robes

- No Built in robes are provided, see upgrade options

Kitchen

Dishwasher Provision

Yes

Microwave Provision

Yes

Dishwasher

Blanco DW146X Stainless Steel 14place setting Dishwasher



Blanco BOSE665X 5 Function Oven



Cooktop

Blanco BCGG95XFFC 86cm Gas Cooktop



Range hood

High Powered 90cm Slide out Recirculating Range hood



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Kitchen Sink

Blanco 1 and 3/4 DINAS8175 stainless steel kitchen sink



Heating / Cooling Appliances

Ducted AC System Heating/Cooling to all bedrooms living areas
with zone control.

**HWS – Instantaneous Gas
Alarm**

Instantaneous Gas 26 litre HWS
Risco alarm system with PIRs

Electrical Fittings

Type

Clipsal Iconic Switches

Insulation

Ceilings

Glasswool R4.0

Internal Walls

Glasswool R2.0

External Walls

Glasswool R2.5

Stormwater – 90mm PVC
To Kerb / Easement

Telstra

2 points

NBN

Accessibility Point Provided

Smoke Detectors

As per electrical plan

Termite Protection

- Yes

Landscaping

- Yes - See Plan