

INCLUSIONS



KITCHEN

40mm stone bench tops with two pac cabinetry

Breakfast bar

European Stainless Steel BLANCO appliances- 70cm Gas cook top & 60cm Multifunction oven

BELAIR 60cm glass canopy range hood with multi push speed button control & halogen lighting

Dishwasher provision, including power and water

FRANKE 1 1/3 bowl stainless sink

Storage-under bench cupboards and draws- large pantry with shelving & overhead cupboards

Tiled splashbacks

Quality Chrome METHVEN Mixer Tap ware (WELS approved)

BATHROOMS

ARTO LEONE modern wall hung vanity unit with storage facility and matching mirror

Quality Chrome METHVEN Mixer Tapware (WELLS approved)

METHVEN hand shower with slide rail & soap holder to showers

Chrome towel rails & toilet roll holders

Fully tiled shower room, with fixed glass pane to showers & pivot glass shower door to bath

STYLUS 1675mm bath

AZZURA Eco dual flush ceramic toilets (WELS approved)

Fully tiled walls to main bathroom and ensuite

ELECTRICAL

As per detailed drawings

Circuit breakers to meter box, Earth Leakage safety switch

Double Power points through out

TV aerial & TV point to Master suite and Living Areas

Phone Point to Kitchen & Master Suite

External Power Point to Deck. External lighting to Deck, Entry and Carport

Modern down lights. Lighting as per sustainable legislation (80% florescent lighting). Refer to electrical plans for details

TEMPEST brushed chrome finish ceiling fans to bedrooms and main living

FUJITSU reverse cycle inverter units to each bedroom and main living area

IXL chrome fan light combination to ensuite and main bathroom

Smoke detectors as per legislation

Exhaust fan to separate toilet

RHEEM 24lpm Gas hot water

FLOOR COVERINGS

Quality tiles to kitchen, Dining & Bathrooms

Walls Tiles to Bathrooms including Strip Feature Tiles

Splashback wall tiles to kitchen & laundry

ALLIED Cairo Carpets with 10mm Gold underlay to bedroom & living area

LAUNDRY

45L Stainless Steel Tub with polybase

Linen Cupboard with Shelving

Tap ware for washing machine & provision for wall mounted clothes drier

INTERNAL

Raked Square set ceilings to Main Living Areas; 2400 ceiling to bedrooms; 2200 ceiling to wet areas

HUME doors and GAINSBROUGH brushed stainless door furniture

Dulux Paints used internal & external

Walk in Robe to Master suite

Built in robes with shelving to all other bedrooms.

Insulated Roof & Walls to meet 6 star energy efficiency rating

EXTERNAL

Hardwood Decking (oiled) off main living area; AUSDECK insulated roof; Aluminium and wood balustrade

Hardwood Timber treads to Entry and Deck; some designs feature window hoods

2 External Taps

Double Carport, with Privacy screen and storage locker

Fully Fenced Yards including turfing and Feature landscaped garden

Wall mounted clothesline

ESTATE

Community Living:
Green Spaces for Kids to Play
BBQ Areas
In ground swimming pool

Milieu Middlemount Management Pty Ltd reserves the right to change product subject to availability