

# AVIA

*Altrove*

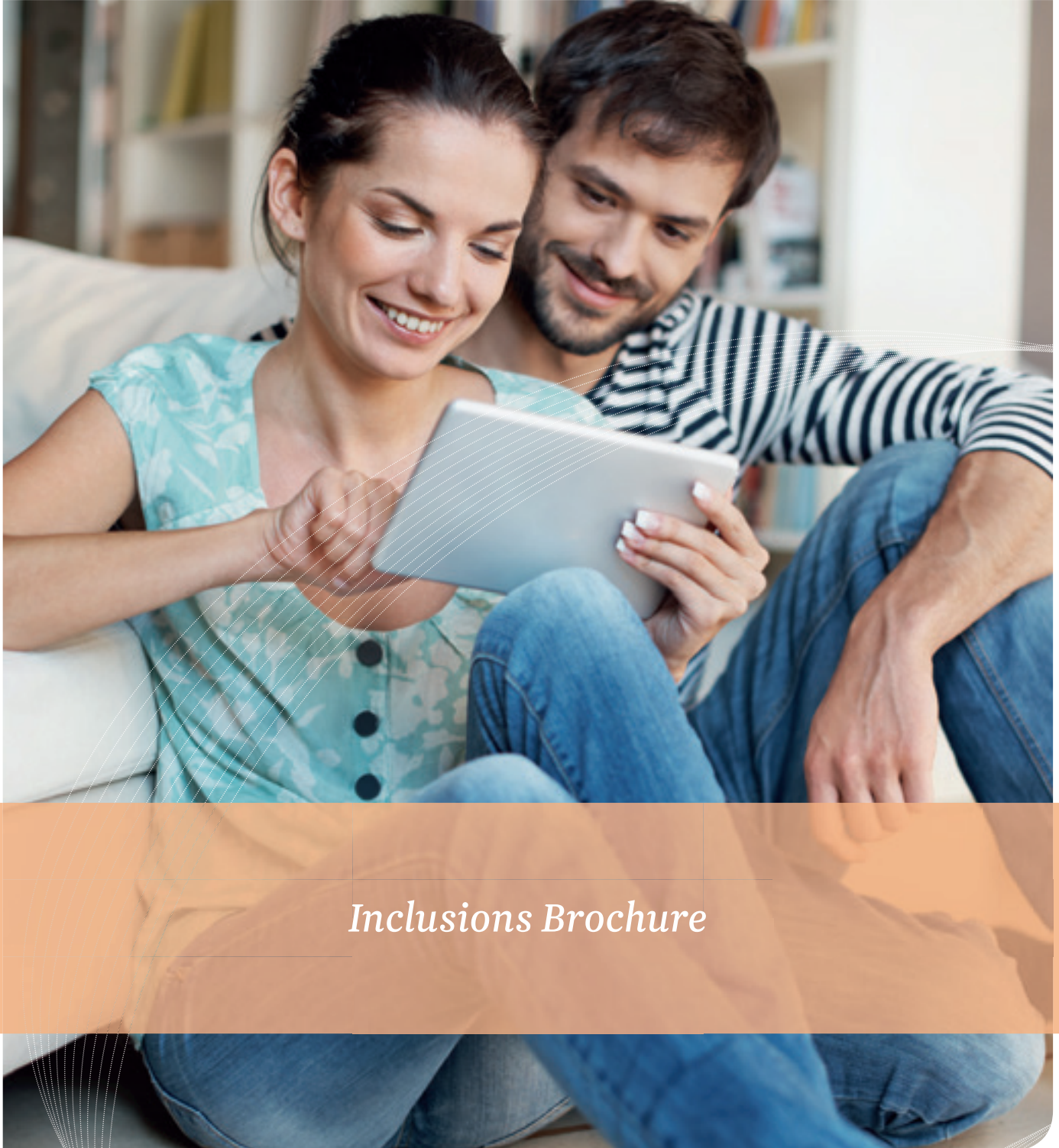
Modern Exteriors

Stylish Kitchens

Designer Bathrooms

Contemporary Living

Fixtures & Finishes Schedule



*Inclusions Brochure*



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WELL APPOINTED

## Modern Exteriors

1. Brick veneer

2. Powder coated aluminium windows with roller blinds

3. Stained hinged front door

4. Garden bed with basic planting and turf

5. LED external wall light

6. Fencing

7. Letterbox

8. Lightweight painted cladding

9. Concrete blockwork wall

10. Timber-look fencing





WELL STYLED

# Kitchen



House Type Shown: Kapil, Blue Mountains Dark Colour Scheme

- 1. 600 x 600mm floor tiling throughout living areas
- 2. 20mm reconstituted stone benchtop
- 3. 1.5 bowl under mount sink with chrome sink mixer
- 4. Timber-look laminate feature joinery
- 5. Overhead cupboards for extra storage
- 6. Window or tiled splashback (dependent on lot)
- 7. 600mm European-style stainless steel 4 burner cooktop
- 8. 600mm European-style stainless steel undermount rangehood

- 9. LED downlights
- 10. Ceiling-mounted pendant hanging lights
- 11. Convenient nook to island bench to neatly store stools (stools not included)
- 12. 600mm European-style stainless steel built-in oven
- 13. Roller blinds on select windows

**Not shown:**  
600mm European-style stainless steel dishwasher  
European-style stainless steel microwave and trim kit

WELL DESIGNED

# Bathroom



House Type Shown: Kapil, Blue Mountains Dark Colour Scheme

- 1. 300 x 300mm floor tiles
- 2. Designer toilet suite
- 3. White acrylic bath
- 4. 20mm reconstituted stone benchtop
- 5. Timber-look laminate cabinet
- 6. Chrome finish single lever basin and mixer
- 7. Semi-frameless glass shower screen with pivot door (if indicated)
- 8. Chrome finish shower mixer

- 9. Wall hung mirror
- 10. LED downlights
- 11. Toilet roll holder
- 12. Single towel rail
- 13. Single robe hook

**Not shown:**  
Adjustable shower rail with chrome finish  
Chrome finish shower shelf

# Living Room



House Type Shown: Kapil, Cumberland Plains Light Colour Scheme

Furniture, TV, pot plants, planters, accessories, painting and curtains are not included.

1. 600 x 600mm tiled floor throughout living areas
2. LED downlights
3. Ceiling-mounted pendant hanging lights over benchtop
4. European-style laundry (appliances not included)

5. Study nook (furniture not included)
6. Paved alfresco area
7. Additional under stair storage
8. Stained hinged front door

# Fixtures, Fittings & Finishes Schedule

## General

Design	Combination of brick veneer and lightweight construction Termite protection to Australian Standards
Energy Rating	Batts and sisalation foil to walls and batts to ceilings Foil wrapping and insulation to external walls
Heating/Cooling	Reverse-cycle split system heating/cooling to living and main bedroom
Windows	Powder coated aluminium with keyed alike window locks and keyed locks to all external patio sliding doors Flyscreens on operable windows only
Front Entry Door	Stained hinged front door
External Doors	Weather seals to be provided to external doors
Hot Water Unit	Continuous flow instantaneous gas hot water unit
Rainwater Tank	Poly tank with pump plumbed to toilet suites, laundry & rear external tap
Ceiling Height	2600mm approximately to ground floor 2400mm approximately to first floor

## Interior Finishes

Walls/Ceilings	Bathroom and Ensuite – board with low sheen (paint finish) All other rooms – plasterboard with low sheen (paint finish) Ceilings – plasterboard with flat paint finish in ceiling white Cornice – cove cornice to main areas Architrave and skirting – MDF in gloss enamel painted finish
Internal Doors	High flush panel door in gloss enamel painted finish
Door Furniture	Internal - lever door handles in satin chrome finish with fixed latches Bathroom/Ensuite/WC - privacy lever handles in satin chrome finish Entry door – chrome finish pull handle, ball catch and double cylinder deadbolt
Floor Coverings	Bedrooms, stairs and upstairs hallway – nylon carpet with underlay Bathroom, living areas and kitchen – tiling

## Kitchen

Cabinets	External - laminated cabinets and cabinet doors Internal – melamine carcass and shelves
Drawers	Cutlery tray to top drawer Soft close drawers and cupboards in kitchen & bathrooms
Benchtops	20mm reconstituted stone – non-waterfall
Splashback	Tiled Window (where applicable – only in certain townhomes)
Sink	1.5 bowl undermount sink
Tapware	Chrome sink mixer
Appliances	600mm European-style stainless steel built-in oven 600mm European-style stainless steel 4 burner cooktop 600mm European-style stainless steel undermount rangehood 600mm European-style stainless steel door dishwasher Matching microwave and trim kit

Laundry

Trough	Metal cabinet with stainless steel bowl
Tapware	Mixer tap Washing machine taps
Splashback	Tiles

Bathroom / Ensuite

Vanity	20mm reconstituted stone top Basin – vitreous china Cabinet – laminated external, melamine internal
Mirror	Wall hung mirror
Shower Screen	Glass, silver semi-frameless
Toilet Suite	White vitreous china cistern and pan
Bath	White acrylic (where applicable)
Tapware	Chrome extended basin mixer Chrome wall bath spout with wall mixer Chrome shower rail with wall mixer & shower head
Walls	1200mm high wall tiles All showers have full height tiling Feature tiles (where applicable – only in certain townhomes)
Other	Chrome single/double towel rail (dependent on townhome) Chrome toilet roll holder Chrome shower shelf Robe hook behind door

Powder Room

Vanity	Wall basin Chrome bottle trap
Toilet Suite	White vitreous china cistern and pan
Tapware	Hand basin mixer
Tiling	Tiled splashback
Other	Towel holder

Bedroom 1

Walk-in Robe	Drawer unit, adjustable shelves and two sections of hanging space
Robe Doors	No doors to walk-in robes

Bedrooms 2, 3 & 4 (where applicable)

Robe	Sliding floor to ceiling built-in robes Adjustable shelves and two sections of hanging space (where applicable)
Robe Doors	Floor-to-ceiling sliding mirrored doors (where applicable)

Electrical

Double Power Points	Bedroom 1 x 2 Bedrooms 2, 3 & 4 (where applicable) x 2 Living areas x 3 Kitchen x 3 Wet areas x 1
Single Power Points	Microwave space x 1 Rangehood x 1 Fridge space x 1 Dishwasher x 1 Garage x 1
Smoke Alarm	Hard-wired smoke alarms with battery back-up
Telephone	Kitchen x 1
Data	TV point Living area Kitchen Bedroom 1
TV Antenna	Digital TV antenna calibrated to receive local free-to-air TV signal
Free-to-air TV Points	Living x 1 Bedroom 1 x 1
NBN	Provisions for installation of NBN hub and wired connections
Pay TV Points	Pay TV point to living room with cables bundled in roof space for future connection by purchaser
Light Fittings	Internal – LED downlights External front – LED up/down light External rear – flood light with motion detector Garage – fluorescent light Kitchen: Feature 3 pendant light fittings over island bench
Exhaust Fan	Ducted, ceiling-mounted to bathroom, ensuite and laundry & powder room where no external ventilation is available

Stairwell

Stairs	Carpet with underlay (continuation of hallway)
Balustrade	Generally 1100mm high plaster wall on to the landing with a timber handrail on one wall

Garage

Garage Door	Double garage Colorbond sectional garage door with remote
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External

Garden Taps	Two outdoor garden taps (one front, one rear)
TV Antenna	TV antenna for free-to-air TV channels
Front Porch & Balcony	External tiles
Alfresco Area	Paved
Driveway	Concrete (non-colour)
Clothes Line	Fold-down clothes line
Letterbox	Letterbox with street number
Landscaping	Rear (basic) – turf and garden bed with planting Front (basic) – paving, garden bed with planting, turf (where applicable)



## *Low maintenance, high lifestyle*



Christy Road, Altrove

Landscaping such as trees, hedges, turf and flora may vary in final design, indicative only. External colours may vary.

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