



Baringa Townhomes
Inclusions brochure

Artist's impression only of lots 226-229.



Stockland



AURA

General

Construction	Combination of block and lightweight construction Metal roof sheeting
Ceiling Height	2.7m ceilings to ground floor and 2.5m to level 1
Windows & External Doors	Powder coated aluminium windows and external sliding doors All external sliding doors and openable windows to be key lockable Combination of fixed glass, louvre, awning and sliding windows
Heating / Cooling	Reverse cycle split system a/c to Bed 1 and main living
Front Entry Door	Stained or painted 900mm wide hinged entry door, with key lock 600mm feature pull handle
Hot Water Unit	Electric hot water system
Smoke Alarm	Smoke alarms to Australian standards
Electrical / Communications	Power points, lights and ceiling fans listed by room below NBN (FTTP) ready

Interior Finishes

Walls / Ceilings	Walls to all rooms – painted plasterboard Ceilings to all rooms – painted plasterboard Architrave and skirting – painted timber
Internal Doors	Painted hollow-core flush face doors
Door Furniture	Internal swing doors – lever handle in black finish Internal cavity sliding doors – flush pull in black finish Privacy set to Bathroom, Ensuite, Powder and Master Bedroom Lock set to internal garage access Passage set only to all other doors

Kitchen

Cabinets	Laminate fronts with soft close
Drawers	Laminate fronts with soft close
Floor	Honed concrete
Benchtops	20mm reconstituted stone
Splashback	Reconstituted stone
Sink	1¾ bowl stainless steel topmount sink
Tapware	Gooseneck spout sink mixer (WELS 5 Star, 6 litres per minute) ¹ in chrome finish
Appliances	60cm 4 zone ceramic cooktop 60cm stainless steel built-in electric oven 60cm integrated rangehood 60cm semi-integrated dishwasher (WELS 4.5 Star, 10.2L per wash) ¹
Electrical	LED downlights Feature pendant light over island bench (where applicable) Two double power points above back bench One double power point to island bench (where applicable) Single power points to fridge space and microwave space

Laundry

Floor	600x600mm rectified edge porcelain tiles
Trough	Proprietary tub and cabinet
Tapware	Mixer tap (WELS 4 Star, 7.5 litres per minute) ¹ in chrome finish Washing machine stops located inside cabinet
Splashback	Ceramic tiles
Electrical	LED downlights One double power point Exhaust fan

Bathroom / Ensuite

Floor	600x600mm rectified edge porcelain tiles
Vanity	Laminate doors 20mm reconstituted stone benchtop White vitreous china counter basin
Mirror	Mirror door shaving cabinet
Shower Screen	Framed fixed glass shower screen
Toilet Suite	Close coupled suite with soft close seat (WELS 4 Star, 4.5L per full flush) ¹
Tapware	Vanity basin – wall mixer and spout (WELS 6 star, 4.5L per minute) ¹ chrome finish Shower rail detachable single function handpiece (WELS 3 star, 9L per minute) ¹ in chrome finish
Walls	Full height feature ceramic tiles to shower recess and to skirting generally
Other Fixtures	Double towel rails in chrome finish Hand towel rail in chrome finish Toilet roll holder in chrome finish
Electrical	LED downlights One double power point inside shaving cabinet Exhaust fan

Powder Room

Floor	600x600mm rectified edge porcelain tiles
Vanity	White vitreous china wall-hung basin
Mirror	Frameless polished edge
Toilet Suite	Close coupled suite with soft close seat (WELS 4 Star, 4.5L per full flush) ¹
Tapware	Basin mixer (WELS 4 star, 7.5L per minute) ¹ in chrome finish
Electrical	LED downlight Exhaust fan

Bedrooms

Floors	Carpet
Walk-in Robe (Master Bedroom/s only)	Top shelf hanging rail and two banks of open shelves LED downlight
Built-in Robe	Top shelf with hanging rail and one bank of open shelves 2400mm high mirror sliding doors
Electrical	LED downlights Three double power points to Master Bed. Two double power points to all other bedrooms Free-to-air TV point (Foxtel ready) ² to Master Bedroom Integrated phone/data point to Master Bedroom Ceiling fan

Living Rooms / Study / Storage

Living	Honed grey concrete LED downlights Three double power points Free-to-air TV point (Foxtel ready) ² Ceiling fan Integrated phone/data point
Multi Purpose Room (MPR)	Floor – carpet LED downlights Three double power points Free-to-air TV point (Foxtel ready) ²
Study	Floor – carpet LED downlight Double power point Integrated phone/data point
Storage	Linen cupboard with adjustable shelving where shown on floor plan Storeroom under stairs with LED downlight where shown on floor plan

Stairwell

Stairs	Timber treads with painted risers generally
Balustrade/Handrail	Powdercoated handrail Solid balustrade and/or powder coated perforated metal screen feature
Electrical	Wall-mounted LED lights

Carport

Garage Door	Remote controlled sectional door
Floor	Concrete
Electrical	Fluorescent batten light

External

Terrace	Concrete floor One outdoor tap One outdoor double power point Ceiling fan LED downlights and/or wall-mounted LED lights
Courtyard	Concrete floor Planted garden bed/s One outdoor tap One outdoor double power point Wall-mounted LED lights
Front Entry	Concrete pathway and/or steppers Wall-mounted LED light and/or LED downlight
Driveway	Concrete
Clothes Line	Fold-down clothes line, location shown on floor plan
Letterbox	All letterboxes are key lockable
Fencing	Fully fenced A combination of open-style powder coated aluminium fence, painted timber paling fence, feature chain link fence and concrete block fence
Landscaping	Fully landscaped with a combination of: - Garden beds with a mixture of shrubs and/or trees and mulch; - Decorative gravel; and/or - Steppers - Turf
TV Antenna	Digital TV antenna

1. Full WELS information for each WELS product will be provided prior to settlement. Final WELS products will be equal to or more efficient than the specified star rating and flow rate.
2. Cable connected to FTA TV points with tail in ceiling space for future connection to Foxtel satellite dish by owner.



Artist's impression only, indicative of the Azure kitchen in the Urban colour scheme.

Key to lot types

Type	Name	Lots
A	Magenta	227, 210
B1	Indigo	226, 213
B2	Marigold	228, 209
B3	Ruby	219, 220
B4	Cobalt	233
C	Azure	207, 208, 212, 214, 215, 224, 225, 229, 230
D1	Emerald	216, 217, 218, 221, 222, 223
D2	Olive	231, 232, 234



Visit the Aura Sales & Vision Centre

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