# SUNNY LANE <br> TERRACEHOMES 



Inclusions Brochure

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SUNNY LANE TERRACE HOMES AT
(1) Birtinya

Imagine waking up each morning knowing you live just minutes from everything! Take an early morning walk on nearby Bokarina Beach, go for quick bike ride or paddle around Birtinya Island, or just stroll over the bridge to the Health Hub or the future town centre and pick up a coffee
your way to work

These low-maintenance terrace homes featur either a park or lakefront location and are ready


## The heart of the home

## Fixtures, fittings and finishes



1. Tiled flooring
2. Laminate cupboards and drawers with soft closers
3. Tiled splashback
4. Smeg 900 mm stainless steel built-in oven and ceramic cooktop
5. 20 mm reconstituted stone benchtops
6. Double bowl undermount sink
7. LED downlights

SUNNY LANE TERRACE HOMES INCLUSIONS

| façade \& external cladding | THE FAÇADE DESIGN WILL VARY FOR EACH TERRACE HOME AND WILL COMPRISE A MIX OF MATERIALS INCLUDING: <br> -RENDER <br> - FACE BRICK <br> - LIGHTWEIGHT CLADDING <br> - ALUMINIUM SCREEN |
| :---: | :---: |
| R00F | - colorbond steel roof, gutters and fascia |
| doors a windows | front entry hinged door - paint finish with translucent glass, satin chrome Lever-set handle <br> aluminium powder coated windows and sliding doors |
| garage | - remote controlled panel lift garage door |
| porticotalfresco/balcony | external tiles <br> balcony balustrade type varies by home to suit individual façade (solid/glass/aluminium panel. etc.) |
| driveway | - Exposed AgGregate concrete driveway |
| fencing | block wall and aluminium panel front fencing with gate and built-in letterbox colorbond fencing to side and rear where applicable |
| landscaping | fully landscaped with a combination of trees, shrubs, grasses and/or groundcovers with timber edging to garden beds <br> concrete stepper and gravel pathways (where applicable) |
| Interior finishes |  |
| floors | tiled living areas <br> CARPET AND UNDERLAY to AlL bedrooms <br> CARPET STAIRS (TIMBER STAIR UPGRADE TO LOTS 92, 93, 98 \& 99 ONLY) |
| walls and ceiling | painted plasterboard <br> CEILING HEIGHT 2.5M EXCLUDING BULKHEADS |
| doors and windows | - painted flush panel internal hinged doors with satin chrome lever-set handle framed mirror sliding doors to bed 2,3 and 4 (Where applicable) aluminium framed screens to openable windows and sliding doors roller blinds with blockout fabric throughout the home |
| Fixtures \& Fittings |  |
| kitchen | -SMEG 900 MM STAINLESS STEEL OVEN AND CERAMIC COOKTOP <br> SMEG 900 MM CONCEALED UNDERMOUNT STAINLESS STEEL RANGEHOOD <br> SMEG 600MM STAINLESS STEEL DISHWASHER <br> zomm reconstituted stone benchtop <br> feature tile splashback <br> double bowl undermounted sink <br> Laminate cupboards and drawers with soft closers |
| bathrooms/ensuite /POWDERROOM | 20Mm reconstituted stone benchtops <br> White vitreous china vanity basin with chrome mixer tap <br> WHITE ACRYLIC BATH WITH CHROME MIXER TAP <br> PERIMETER FRAMED SHOWER WITH FRAMELESS GLASS PIVOT door <br> detachable, height-adjustable shower rose on rail with chrome mixer tap polished edgemirrors <br> CLOSED-COUPLED TOILETS <br> Chrome double towel rails |
| laundry | 45L DRop-In Sink with chrome mixer tap Laminate benchtop |
| electrical | -split system wall mounted air-conditioning to main living and master bedroom Led downlights throughout home <br> Celling fans to bedrooms, living areas and alfresco <br> tV and data points to main living and upstalrs living (or bed 1 where no upstairs living |
| other | - Fold down clothesline <br> electric hot water system <br> external tap provided in courtyard |


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