



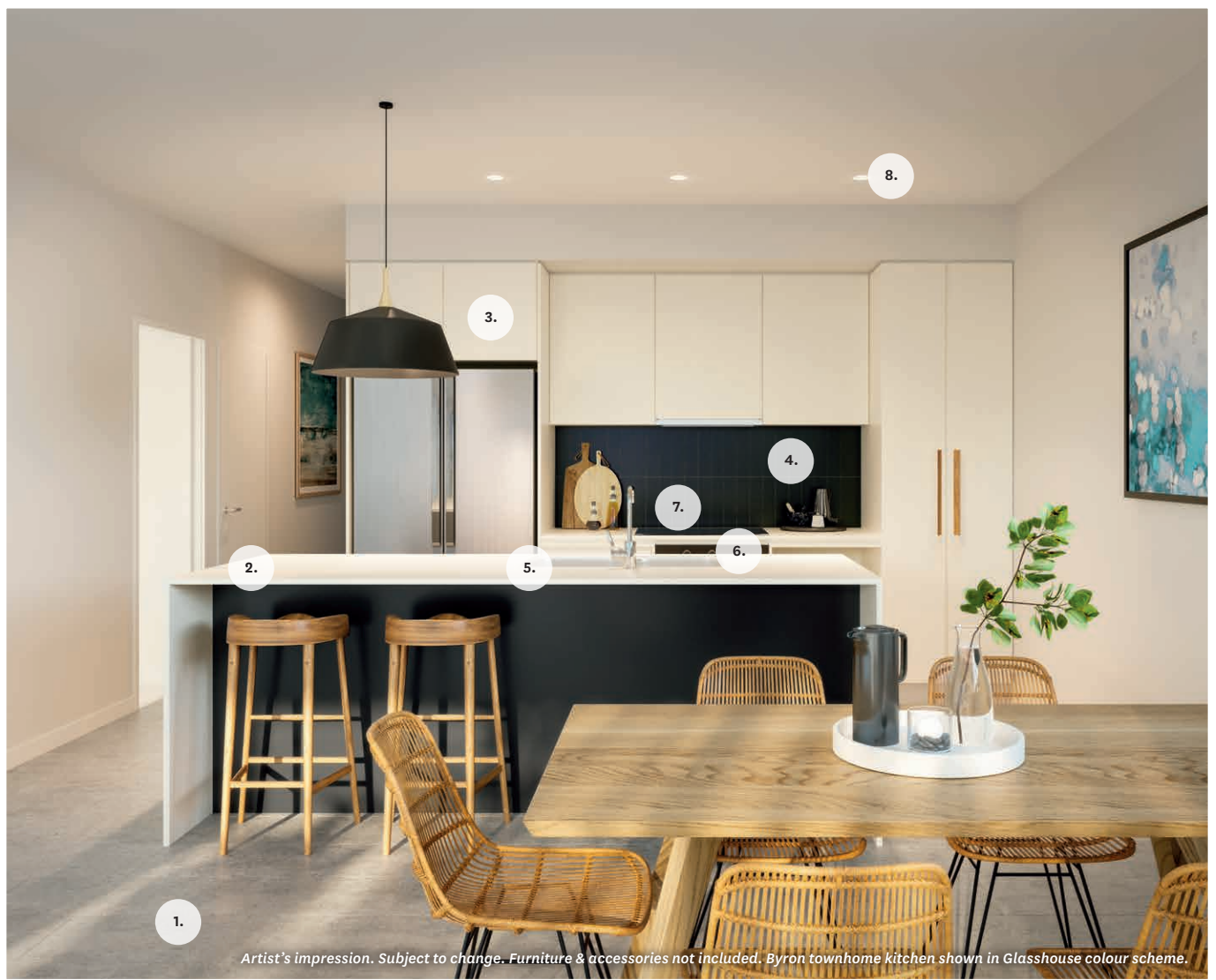
SWAY

BIRTINYA

Inclusions brochure



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KITCHEN

1. 600x300 rectified edge tiles

2. 20mm reconstituted stone benchtop

3. Laminate cupboards

4. Tile splashback

5. Stainless steel under-mounted sink

6. European style stainless steel oven, rangehood & dishwasher

7. European style ceramic cooktop

8. LED downlights



BATHROOM

1. Full height wall tiles

2. Custom laminate joinery

3. 20mm reconstituted stone benchtop

4. Vitreous china semi-recessed basin/s

5. Semi-frameless glass shower screen

6. Twin rail shower with detachable rose

7. Vitreous china closed-couple back to wall toilet suite

8. LED downlights

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FIXTURES, FITTINGS & FINISHES SCHEDULE

EXTERIOR FINISHES

Walls	A mix of rendered block & lightweight cladding
Roof	Metal roof sheeting
Windows	Aluminium frame glass windows Flyscreens to all openable windows
Doors	Painted solid-core entry door Aluminium frame glass sliding doors
Garage	Remote controlled sectional lift door
Driveway	Concrete
Front Entry/Porch	External tiles &/or concrete
Terrace / Balcony / Juliette	External tiles Balustrades a mixture of solid, glass &/or aluminium screen panels
Fencing	A combination of painted timber fence and open-style aluminium fence to front &/or rear courtyards
Landscaping	Landscaped courtyards to Stockland's landscape design with a mix of garden beds, turf, concrete steppers &/or decorative gravel

INTERIOR FINISHES

Floors	600x300mm rectified edge internal tiles to kitchen, main living area & bathrooms Carpet to bedrooms & MPR
Stairs	Feature timber treads with painted risers Timber handrail &/or balustrade
Walls & Ceilings	Painted plasterboard Painted architraves & skirting Full height tiling to bathroom & ensuite walls 2.7m nominal ceiling height to living areas & bedrooms (excluding bulkheads)
Doors	Internal swing & cavity slider doors – painted hollow-core Sliding robe doors – aluminium frame with mirror panel

FIXTURES, FITTINGS & EQUIPMENT

Kitchen	Laminate joinery doors Laminate drawers with soft closers 20mm reconstituted stone benchtops with waterfall ends to island (where applicable) Tile splashback Stainless steel under-mounted sink Chrome sink mixer (WELS 4 star, 6.5L/min)^ European-style stainless steel oven, rangehood & under-bench dishwasher (WELS 4.5 star, 12L/wash)^ European-style ceramic cooktop
Bathroom / Ensuite / Powder Room	Laminate joinery vanity with reconstituted stone top White vitreous china semi-recessed basins to bathroom & ensuite White vitreous china wall-hung basin to powder room Chrome basin mixer (WELS 4 star, 7.5L/min)^ Semi-frameless glass shower screen Chrome twin rail shower with detachable rose (WELS 3 star, 9L/min)^ White acrylic freestanding bathtub (selected lots only) White vitreous china closed-couple back to wall toilet suite (WELS 4 star, 3.3L per flush)^ Mirror door shaving cabinet with laminate frame to bathroom & ensuite, frameless polished edge mirror to powder room Chrome towel rail & toilet roll holder
Laundry	Single tub in laminate benchtop with joinery under or proprietary tub & cabinet system Chrome mixer tap (WELS 4 star, 7.5L/min)^
Door Hardware	Lockable lever-set in chrome finish to entry door Lever handles in chrome finish to internal swing doors Flush pull in chrome finish to cavity slider doors Privacy set to bathroom/ensuite/powder room
Electrical	LED downlights &/or wall lights throughout home Feature pendant light above kitchen island bench (where applicable) TV points to master bedroom & main living area Data points to main living area & MPR/study (where applicable) Ceiling mounted exhaust fans to bathroom, ensuite, powder room & laundry Smoke alarms to Australian standards
Heating & Cooling	Wall mounted split-system air-conditioning to master bedroom & main living Ceiling fans to bedrooms & main living area
Hot Water System	Electric instantaneous hot water system
External	Fold down or retractable clothesline Letterbox provided at front gate or central collection area Outdoor tap to courtyard or balcony

^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.

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