



Wintergreen Two-Storeys

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Inclusions brochure
Lots 268-274 Wintergreen Crescent



Stockland

Inclusions

General:

Design

Lots 268, 269, 272, 273 and 274 - Combination of rendered timber frame and feature cladding/brickwork construction
Lots 270 and 271 - Combination of rendered timber frame and feature cladding construction
Colorbond roof

Heating/Cooling

ActronAir 2 zone ducted air conditioning

Windows

Powder-coated aluminium windows and sliding doors
6.38mm laminated glazing to all windows and sliding doors

External Doors

Entry - Painted timber door
Remote-controlled panel lift garage door

Blinds

Sheer curtain to doors (dining and sitting/balcony)
Roller blinds to windows throughout (excluding laundry, ensuite, bathroom, dining, sitting, balcony)

Interior Finishes:

Ceiling Height

2670mm AFL (above floor level) ground floor (wet areas may vary)
2720mm AFL (above floor level) garage
2500mm AFL (above floor level) first floor (wet areas may vary)

Internal Doors

Flush panel timber doors throughout

Garage Entry Door into home

Duracoat solid core door

Door Furniture

Privacy lever handles to bathroom/ensuite WC/powder room
Lever and dead-lock to external doors

Floor Coverings

Porcelain floor tiles to entry, living, dining, kitchen, ensuite, bathroom, powder and laundry
Carpet to all bedrooms, robes, stairs, upper landing, halls and sitting room
Tiled balcony flooring

Fixtures and Fittings:

Kitchen Appliances

900mm Westinghouse electric oven (stainless steel)
900mm Westinghouse canopy rangehood (stainless steel)
900mm Westinghouse gas hot plate (stainless steel)

Kitchen Joinery

20mm Engineered Stone benchtops
Laminate finish cabinetry with finger pull handles
Laminate drawers

Kitchen Fixtures

Capped cold water point to fridge recess
Double stainless steel sink
Tiled splashback
Square gooseneck mixer (refer to WELS star rating in table)^

Laundry

30mm laminate benchtop
45L stainless steel trough
Square gooseneck mixer (refer to WELS star rating in table)^
Tiled splashback two rows of tiles over trough/benchtop

Ensuite/Bathroom

20mm Engineered Stone bench tops
Laminate finish cabinetry with finger pull handles
Semi-frameless shower screen
Toilet suite (refer to WELS star rating in table)^
Tiled shower with floor waste
Acrylic bath
Shower on rail (refer to WELS star rating in table)^
Double towel rail and toilet roll holder
Taps and mixer (refer to WELS star rating in table)^

Electrical

TV points to living, bedroom 1 and sitting
LED down-lights to kitchen, living, dining, porch, sitting and ensuite
Oyster light to WC/powder, laundry, bedrooms, bathrooms and WIR
x2 fluorescent baton lights to garage
Bunker wall light to all external door locations

External:

Landscape

Fully landscaped front garden

Other Inclusions

Paved internal courtyard
Letterbox
Clothesline
1800mm Colorbond fence to internal courtyard
750mm 'good neighbour' Colorbond fencing to front of property side boundaries
Gas point to living area
Front and internal courtyard garden tap
NBN Ready

Wintergreen Two-Storeys – WELS star ratings[^]

Item	WELS Star Rating	Flow Rate	WELS registration number
Tap – Shower Rose OPTW127B	WELS 4.5 Star	3.5	LMO5037
Tap – Mixer OPTW135	WELS 4.5 Star	5.45	SO6745
Tap – Basin Mixer OPT105B	WELS 5 Star	4.55	T16789
Toilet Suite – OPWC109	WELS 4 Star	3.4	LM05037
Shower Rose OPTW127B	WELS 3 Star	6.2	S08486

[^]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.



Furniture not included.



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