

# INCLUSIONS

SOHO  
LIVING

## EXTERNAL FEATURES

### Garage

- Motorised sectional garage door with 2 x remotes.

### Landscaping

- Full site costs with full rock removal.
- Front and rear landscaping with recycled water taps.
- 1800mm timber paling fencing with capped fencing to corner lots.
- Coloured concrete paving & driveway.
- Pre-cast concrete letterbox.
- Fold down clothes line.

## INTERNAL FEATURES

### General

- 2590mm ceiling height (ground floor).
- 2440mm ceiling height (first floor).
- 3 coat internal paint system.
- Timber look laminate flooring to ground floor.
- Carpet to first floor and stairs.
- Ceramic tiles to wet areas.
- Holland blinds to windows and sliding doors.
- Powder coated key lockable awning windows (incl. fly screens).
- Skylights (where applicable).

### Electrical, heating & cooling

- Gas booster 200L Solar Hot Water System.
- Split system air-conditioning / heating to main living area.
- Panel heating to bedrooms & study.
- LED downlights throughout.
- TV antenna with 2 points.
- Security alarm with 3 sensors.

### Kitchen

- 20mm engineered stone bench top.
- Feature kitchen splashback.
- Laminate kitchen cabinetry with overhead cupboards.
- 600mm SMEG stainless steel electric fan forced under-bench oven.
- 600mm SMEG stainless steel gas cook top.
- 600mm SMEG stainless steel canopy rangehood.
- 600mm SMEG stainless steel dishwasher.
- 1.75 bowl stainless steel kitchen sink.

### Bathrooms & ensuites

- 20mm engineered stone bench top.
- Fully lined modular cabinets.
- Ceramic tiled shower base.
- Semi-frameless shower screen.
- Acrylic bath (where applicable).

For a full list of inclusions and upgrades contact your sales agent.

# ENERGY EFFICIENT ENHANCEMENTS



## SOLAR PV AND ELECTRIC HEAT PUMP PACKAGE\*

3kW or 5kW PV Solar System (Size dependent on house design).  
Midea 170L electric heat pump hot water system.



## ELECTRIC HEAT PUMP HOT WATER\*

Midea 170L electric heat pump hot water system. Advanced water heating technology uses less energy than conventional water heaters.



## INDUCTION COOKTOP

Fisher & Paykel 600mm or 900mm 4 Zone Electric induction cooktop featuring Touch&Slide controls and PowerBoost, bringing liquid to boil in less than a minute.



## DOUBLE GLAZING

Double glazing to windows & glazed door.



## EV CHARGING POINT

Electric Vehicle charging point provision only.

\*No Government rebates are claimable when purchasing solar PV or electric heat pump hot water.

# INCLUSIONS

TOWNLIVING™

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## EXTERNAL FEATURES

### Garage

- Motorised sectional garage door with 2 x remotes.

### Landscaping

- Full site costs.
- Front and rear landscaping with recycled water taps.
- 1800mm timber paling fencing with capped fencing to corner lots.
- Colour-through concrete paving & driveway.
- Render style lockable letterbox with stainless steel numerals.
- Fold down clothes line.

## INTERNAL FEATURES

### General

- 2700mm Ceiling height (Ground Floor).
- 2400mm Ceiling height (First Floor).
- 3 coat Dulux internal wall paint system.
- Timber look laminate flooring to ground floor (excluding ground floor bedrooms).
- Carpet to first floor, stairs and ground floor bedrooms (where applicable)
- Ceramic tiles to wet areas.
- Holland blinds to windows and sliding doors.
- Double glazed powder coated key lockable windows (incl fly screens).

### Electrical, heating & cooling

- Gas boosted 200L Solar Hot Water System.
- Ducted heating with points to all beds & living areas.
- Split system air-conditioning to ground floor main living area.
- LED downlights throughout.
- TV Antenna with 2 points.

### Kitchen

- 20mm reconstituted stone kitchen bench.
- Tiled kitchen splashback.
- Laminate kitchen cabinetry with overhead cupboards.
- 600mm stainless steel electric fan forced under-bench oven.
- 600mm stainless steel / black glass gas cook top with wok burner.
- Externally ducted under-mount stainless steel rangehood.
- 600mm Stainless Steel Dishwasher.
- Double bowl stainless steel kitchen sink.

### Bathrooms & ensuites

- Laminate bench tops.
- Fully lined modular cabinets.
- Ceramic tiled shower base.
- Semi-framed shower screen.
- Acrylic bath (where applicable).

For a full list of inclusions and upgrades contact your sales agent.

# ENERGY EFFICIENT ENHANCEMENTS



## SOLAR PV AND ELECTRIC HEAT PUMP PACKAGE\*

3kW or 5kW PV Solar System (Size dependent on house design). Midea 170L electric heat pump hot water system. This package include an upgrade to 3-phase power.



## ELECTRIC HEAT PUMP HOT WATER\*

Midea 170L electric heat pump hot water system. Advanced water heating technology uses less energy than conventional water heaters.



## INDUCTION COOKTOP

InAlto electric induction cooktop featuring 4 cooking zones with boosters, touch controls & industry-leading safety features.



## DOUBLE GLAZING

Double glazing to glazed doors – all windows provided as double glazed as standard.



## EV CHARGING POINT

Schneider Evlink 11kW charging point.

\*No Government rebates are claimable when purchasing solar PV or electric heat pump hot water.