

The CAMDEN PARK - Deluxe

Standard Ceiling Height: 2700mm (9')



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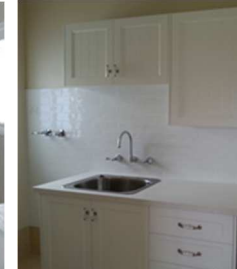
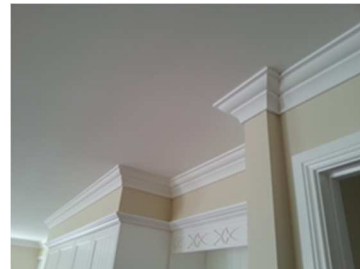
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As Displayed

Deluxe Inclusions

From 1st April 2016



UPGRADES included in the Deluxe Package:

Inclusions from our Standard Inclusions list will be supplied unless specifically noted otherwise below.

All inclusions are as displayed in our "Camden Park – Deluxe" display home at 10 Isedale Road, Braemar NSW.

All inclusions are to be chosen from the standard colour ranges

Site costs have not been allowed for in our advertised price.

Front Verandah:	<ul style="list-style-type: none">• 260 x 320 VBF13 decorative posts brackets for a painted finish
Entry Door / Sidelites:	<ul style="list-style-type: none">• One (1) 2340 x 820 mm Hume Regency XR5 entry door with triple glazed bevelled flower leadlite for a painted finish• Two (2) 2340 x 400 mm Hume Regency XR6 sidelites with triple glazed bevelled flower leadlite for a painted finish
Flyscreens:	<ul style="list-style-type: none">• Aluminium framed flyscreens with fibre mesh to all opening windows• Aluminium framed double flyscreen door with fibre mesh to the glass sliding door
External Door Furniture:	<ul style="list-style-type: none">• One (1) Gainsborough Traditional Tri-Lock to the entry• Deadlock to the laundry door
Electrical Provisions:	<ul style="list-style-type: none">• Electrical Allowances:<ul style="list-style-type: none">○ 11 x internal LED downlights, plus 5 x downlights under the overhead kitchen cupboards.○ 2 x internal wall light points with batten holder fitting to bed 1○ 15 x internal light points with batten holder fittings○ 4 x external wall light points to front verandah with batten holder fittings○ 1 x external eave light point outside the laundry○ 1 x external twin halogen spot light with sensor to the rear of the family○ 1 x external single halogen spot light to the rear of bed 1○ 2 x two-way light switching points○ 20 x double power points○ 1 x Le-Grande double power point with two USB charger ports○ 6 x single power points (cooktop, rangehood, fridge, dishwasher, microwave, dryer)○ 1 x telephone points○ 2 x free to air TV points (excludes aerial and installation)○ 2 x standard exhaust fans ducted to eave vents○ 2 x external all-weather single power points (1 x for Gas HWS and 1 x for water tank pump)
Internal Linings:	<ul style="list-style-type: none">• 190 x 130mm Allplasta 105 plaster cornice to the bathroom• 90 x 90 mm CSR gyprock "Concerto" cornice to the balance of the house
Pergola:	<ul style="list-style-type: none">• Concrete slab• 112 x 112 Treated pine posts and beams for a painted finish• Twinwall polycarbonate roof sheeting• Colorbond guttering

Internal Doors - passage, robes and cupboards:	<ul style="list-style-type: none"> • 2340mm high internal doors • Hume Moulded Panel Smooth "Alpine ALP2340" internal doors for a painted finish
Skirting:	<ul style="list-style-type: none"> • 147 x 18 mm finger jointed pine skirting with a Colonial profile throughout for a painted finish
Internal Door Furniture:	<ul style="list-style-type: none"> • Gainsborough Hardware throughout <ul style="list-style-type: none"> ○ Metaline 600 series "Royale" passage lever sets with oval back plates to all passage doors ○ Metaline 600 series "Royale" privacy lever set with oval back plate to the ensuite ○ Metaline 600 series "Royale" dummy knob sets with oval back plates to the built-in linen ○ 395 Circular sliding cavity door privacy lock to the bathroom ○ Flush pulls with radius corners or rectangular corners to the sliding robe doors
Door Stops:	<ul style="list-style-type: none"> • Chrome plated pencil door stops to all doors (where appropriate)
Robe / Cupboard Fitout:	<ul style="list-style-type: none"> • Bed 1 WIR: Melamine insert robe unit with hanging rails, shelves, drawers and shoe racks as displayed • Bed 2 BIR: Melamine insert robe unit with hanging rails, shelves and drawers as displayed • Bed 3 WIR: Melamine shelves and hanging rails • Bed 4 BIR: Two (2) melamine shelves and one (1) hanging rail • Linen: Four (4) melamine shelves
Kitchen:	<ul style="list-style-type: none"> • Includes kitchen cupboards and desk nook configuration as displayed • Doors and Panels: 21mm MDF routed doors finished in a satin polyurethane spray paint Drawers and book shelves to desk nook • Benchtop: 40mm Caesarstone with a 3mm edge profile • Handles: Nover white porcelain. 128mm D handle on drawers, 90mm T knob on doors • Bulkhead/Capping: Framed and plasterboard lined bulkhead with decorative capping above overhead cupboards • Sink: AFA Cubeline 1 ¾ bowl stainless steel sink • Accessories: Pull-out bin in sink cupboard Pull-out metal organiser in sink cupboard Blind corner pull-out shelf unit beside the dishwasher Melamine draw inserts and metal pull-out vegetable baskets to pantry cupboard Metal utensil divider with knife storage to the drawer beside the cooker Metal cutlery/utensil dividers to the drawer under the breakfast bar Metal lazy-susan to the corner cupboard under the breakfast bar
Appliances:	<ul style="list-style-type: none"> • Omega OF901XZ-C 90cm multifuel freestanding cooker in stainless steel • Omega ORW9XA-C 90cm canopy rangehood in stainless steel ducted to an eave vent • Omega ODW702XB-C 60cm freestanding dishwasher in stainless steel
Laundry:	<ul style="list-style-type: none"> • Includes laundry cupboard configuration including overhead cupboards as displayed • Doors and Panels: 21mm MDF routed doors finished in a satin polyurethane spray paint • Benchtop: 40mm Caesarstone with a 3mm edge profile • Handles: Nover white porcelain. 128mm D handle on drawers, 90mm T knob on doors • Tub: 45 Litre stainless steel flushline tub • Alcoves: Top loader washing machine and under bench dryer • Splashback: Ceramic tiles to length of bench up to the overhead cupboards and behind the washing machine alcove.

<p>Bathroom and Ensuite:</p>	<ul style="list-style-type: none"> • Bath: Kado Arc 1730mm freestanding bath in white to the bathroom • Vanities: Two (2) 750 mm custom made bluegum timber wall hung vanities bases with an acrylic integrated bench/bowl with chrome plugs to the bathroom One (1) 900mm Posh Domain 1 door/1 drawer wall hung vanity with an acrylic Spirit integrated bench/bowl and chrome plug to the ensuite • Mirrors: Two (2) bevelled edge mirrors to the bathroom, One (1) bevelled edge mirror to the ensuite • Toilet Suites: Porcher Cygnet Square back-to-wall suite with a soft close seat to both the bathroom and ensuite • Shower: Frameless shower screen with pivot door, clear glazing and standard chrome plated hardware to both the bathroom and ensuite • Tapware: Supplied from the Bastow chrome plated Georgian lever range: <ul style="list-style-type: none"> ○ A basin set with swivel spout to each of the basins ○ A wall assembly set and long reach spout to the bath ○ A shower set with gooseneck shower head to the showers • Accessories: Chrome plated bathroom and ensuite fittings: <ul style="list-style-type: none"> ○ Bastow Georgian chrome soap dishes – 2 x bathroom, 1 x ensuite ○ Bastow Georgian chrome/glass shower shelves – 1 x bathroom, 1 x ensuite ○ Bastow Georgian chrome/toilet paper holders – 1 x bathroom, 1 x ensuite ○ Bastow Georgian chrome guest towel holders – 2 x bathroom ○ Bastow Georgian chrome single towel rail – 1 x ensuite ○ Phoenix Gen X chrome 700 x 500 non-heated towel ladder – 2 x bathroom • Tiling: Ceramic wall and floor tiles selected from the “Gold” builders range at Beaumont Tiles, Mittagong <ul style="list-style-type: none"> ○ Wall tiling to the ceiling in both the bathroom and ensuite ○ A rock-face feature tiled wall behind the bath in the bathroom ○ A rock-faced feature border to the perimeter of the bathroom and ensuite walls • Wastes: 75mm square tile-insert floor wastes to both the bathroom and ensuite
<p>Floor Finishes:</p>	<ul style="list-style-type: none"> • Hardwood timber flooring laid of ply <ul style="list-style-type: none"> ○ 80 x 19 Bluegum floor boards ○ Standard grade ○ Includes nosings to doorways ○ Sanded with a Polycure 3115 modified oil finish

EXCLUSIONS:

Site Costs:	<ul style="list-style-type: none">• Site costs have not been allowed for in our Standard or Deluxe Upgrade prices.
Garage:	<ul style="list-style-type: none">• Double detached garage
Concrete Slab:	<ul style="list-style-type: none">• Dropped edge beams to the concrete slab to raise the house
Landscaping:	<ul style="list-style-type: none">• Driveways, paths, turf, gardens, fencing, raingarden
Water Tank:	<ul style="list-style-type: none">• 10,000 above ground water tank (4,000 colorbond slimline included in Standard Inclusions)
Flooring:	<ul style="list-style-type: none">• Vinyl flooring to the lounge, carpets to the bedrooms, tiling to the front verandah and paths.
Blinds / Light Fittings	<ul style="list-style-type: none">• Shutter to the bathroom, venetian blinds to windows• Internal and external light fittings as displayed (except LED downlights and spot lights)