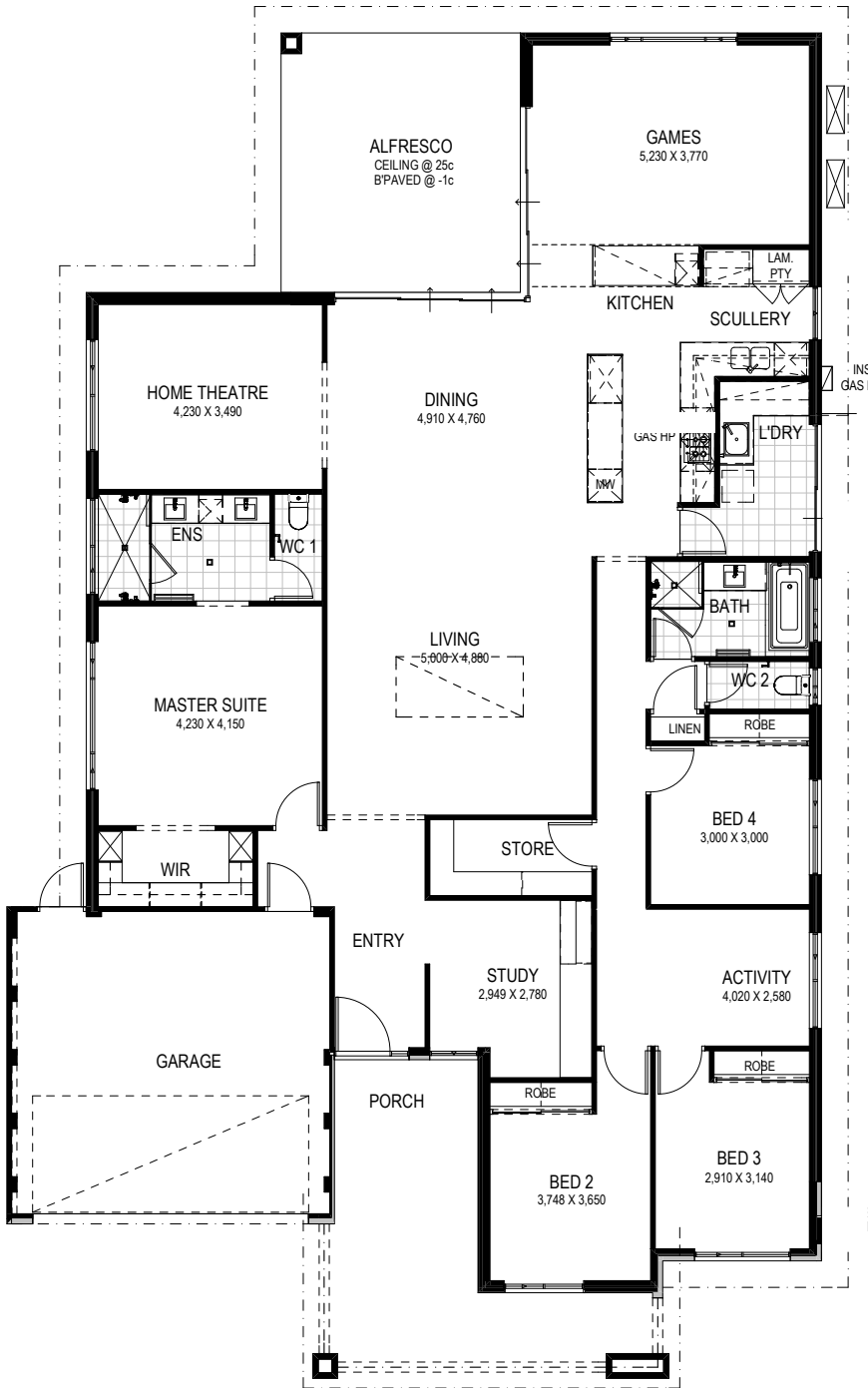


THE PORTLAND

4 | 2 | 2

House	243.02m ²
Garage	36.40m ²
Alfresco	22.15m ²
Porch	4.31m ²

TOTAL: 305.88m²



*Terms and conditions apply. BC 6415

SPECIFICATION



Applicable to TERRACE Homes, ONE by Terrace and TERRACE Developments only.

EXTERNAL FEATURES

- Architecturally designed elevations
- 2c face brick with Acrylic texture coat render (as shown on plan)
- Choice of a range of pre-selected colour schemes, featuring Colorbond roofing
- Colorbond automatic sectional garage door
- Colorbond slotted gutters & fascia
- Painted zincalume downpipes to front rendered elevation & Colorbond downpipes to face brick areas
- 28c high feature glazed front Entry door to double-storey homes
- 25c high feature glazed front Entry door to single-storey homes
- Gainsborough Trilock to Entry door
- External painting & finishing
- Gainsborough deadlocks fitted on garage door (if applicable)
- Gas Continuous flow hot water system
- Vistapave brick paving to Path, Porch, Courtyard / Alfresco (if applicable) - as shown on plan.
- Reticulation sleeve for landscaping under driveway and paths
- External taps to front & rear
- R4.0 ceiling insulation
- Affinity ultra-lock powder-coated aluminum windows & sliding doors
- Flyscreens to all clear glazed doors & windows (excluding stacker & Bifold doors)
- Engineered Floortech slab to the upper floor
- Modern balustrade to balcony
- External floor tiles to balcony

INTERNAL FEATURES

- Full painting to ceilings, door frames & wood surfaces
- Cove cornice throughout
- Gainsborough G3/G4 Series Lever handles
- Built-in robes to all Bedrooms including shelf & rail
- Built-in linen cupboard with 4 shelves
- GTEK Drywall Plasterboard Lining to all internal walls
- 31c Ceiling height to the Ground Floor of double-storey homes
- 28c Ceiling height to single-storey homes (unless otherwise noted)

KITCHEN

- 900mm SMEG stainless steel Classic gas hot plate
- 600mm SMEG stainless steel Classic electric oven
- 900mm SMEG stainless steel flumed canopy rangehood
- Stainless steel sink with chrome sink mixer
- Square style laminated postform benchtop
- Laminated cupboards with ABS edging
- Bank of four drawers including cutlery tray
- Stylish handles & soft closers to all cupboard doors & drawers
- 800mm high tiled splashback to benchtop, including tiling to the underside of the rangehood
- Dishwasher recess with single powerpoint & cold plumbing
- Pantry with four shelves

BATHROOM AND ENSUITE

- Square style laminated postform benchtop
- Laminated cupboards with ABS Edging
- High quality square Vitreous china basins
- Modern 1530mm acrylic bath (where applicable)
- Handles & soft closers to all cupboards
- Semi-Frameless shower screens & pivot doors
- Water efficient dual-flush toilet suite with china cistern
- Chrome tapware
- Chrome double towel rails, toilet roll holder & soap holder
- Hobless showers included to upper floor wet areas only
- Full width slimline mirrors
- Ceramic floor and wall tiles
- 2000mm high wall tiling to shower recesses
- Feature tiles to shower
- Chrome floor wastes
- Privacy lock to bathroom, ensuite & WC doors
- Flumed exhaust fans

LAUNDRY

- 45L stainless steel inset laundry trough & laminated cupboard
- Ceramic floor & wall tiles including two rows above benchtop
- Chrome floor wastes
- Chrome tapware

ELECTRICAL

- 15 x LED downlights included internally
- 3 external standard light points to porch, alfresco & outside laundry
- Clipsal Iconic (non-LED) switches and powerpoints throughout
- Double power points throughout (excluding powerpoints to appliances e.g. microwave, dishwasher)
- NBN ready communications package inclusive of phone, data & TV point and digital Antenna
- Hardwired smoke detectors
- RCD safety switch & circuit breakers to meter box
- Waterproof double powerpoint to courtyard/alfresco
- Control Link cabling to all light points
- WIFI Video Doorbell

ENVIRONMENTAL SPECS

- Part of BGC, one of Australia's largest home builders
- Lifetime structural guarantee, giving you peace of mind for the lifetime of your occupancy*
- Six star energy efficiency rated design Structural engineer certified designs
- Shire & water corporation building application fees
- Contour survey
- Certified termite treatment
- Six month maintenance period from completion of home
- Complimentary inhouse finance advisory service
- Australia's finest building products & services used in every home

Disclaimer: This specification is applicable at the time of signing. It is a general guide of the standard inclusions for this specification. A fully comprehensive addenda will be provided with the contract documents. The Builder reserves the right to alter products to at least equivalent should products become obsolete or there is a change of supplier. July 2020 *Terms & Conditions and exclusions apply. The warranty is provided in addition to any warranty or guarantees imposed by law and in particular the guarantees implied by Australian Consumer Law. This specific warranty is non-transferrable and applies only to the Proprietor's occupancy. Contact TERRACE for further details.