



ST HELENA
PLACE

FITTINGS AND FINISHES

Fittings and Finishes

GENERAL

HOT WATER	Solar Hot Water
CEILING HEIGHT	2700mm Ceiling Height to Ground Floor and 2550mm Ceiling Height to First Floor
GENERAL PAINT WORK	Sealer Undercoat and Two Topcoats - Refer to Colour Scheme for Colour
DOORS	2340mm High Doors to Ground Floor and 2040mm High Doors for Remainder
SKIRTING	Painted MDF
CORNICE	75mm Cove Cornice Throughout
HEATING	Gas Ducted Heating Throughout
LIGHTING	LED Downlights in Selected Areas - House Specific
SMOKE DETECTOR	Hardwired, Interconnected with Battery Backup
TIMBER FLOORING	Laminate Timber Look Flooring in Living, Kitchen, Meals & Passage - Refer to Colour Scheme
CARPET	Stairs, Bedrooms & Passage - Refer to Colour Scheme
STORAGE	White Melamine Shelving
CONNECTIVITY	NBN Ready
GARAGE	Remote Powered Garage Door

BATHROOM / ENSUITE / POWDER ROOM

MIRROR	Full Vanity Width Mirror
VANITY BASIN	Inset or Semi Recessed Basin, Colour White
BATH	White Acrylic
SHOWER BASE	Ceramic Tiled
SHOWER SCREEN	Semi Frameless
TAPWARE	Chrome Finish Throughout
TOILET SUITE	White Vitreous China with Acrylic Cistern and Seat
CABINETRY	Timber Laminate - Refer to Colour Scheme
BENCHTOP	20mm Thick Stone Benchtop
ACCESSORIES	Towel Rail, Toilet Roll Holder with Chrome Finish
TILING	Ceramic Tiles - Refer to Colour Scheme



Artist's impression: Caramel scheme.



Kitchen (Base) Cupboards



Glass Splashback (Upgrade)



Kitchen (Overhead) Cupboards



Timber Look Laminate Flooring

KITCHEN

DISHWASHER	600mm Smeg Freestanding Dishwasher
SINK	Franke Double Bowl Stainless Steel Sink
OVEN	600mm Underbench Smeg Oven, Stainless Steel Finish
COOKTOP	600mm Smeg Cooktop, Stainless Steel Finish
RANGEHOOD	600mm Smeg Rangehood, Stainless Steel Finish
TAP	Chrome Finish
CABINETRY	Timber Laminate Finish - Refer to Colour Schemes
BENCHTOP	20mm Thick Stone Benchtop
SPLASHBACK	Ceramic Wall Tiled Splashback

LAUNDRY

TROUGH	45L Single Stainless Trough including Laminate Benchtop and Cupboards
TAPWARE	Chrome Finish

BEDROOMS

STORAGE	White Melamine Shelf with Hanging Rail
ROBES	Sliding Robe

EXTERNAL

LANDSCAPING	Front and Rear Landscaping included - House Specific
LETTERBOX	Freestanding lockable Letterbox
FENCING	1800mm High Treated Pine Timber Fence

Artist's impression: Caramel scheme.



Towel Rail,
Toilet Roll Holder
with Chrome Finish



Ceramic
Floor Tiles



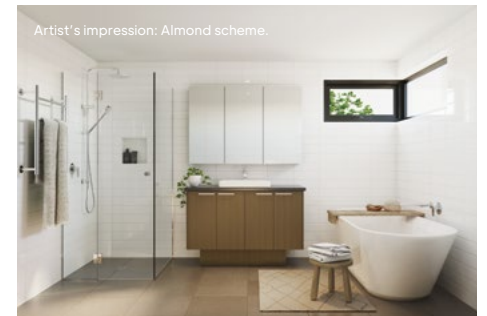
Bathroom,
Ensuite and
Laundry
Cupboards



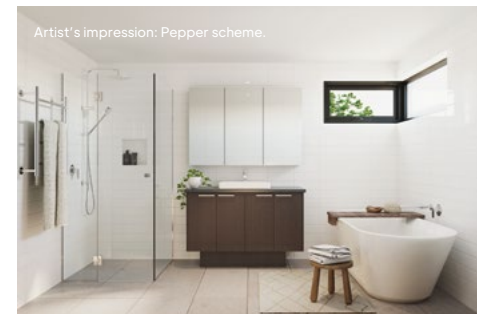
Ceramic
Wall Tiles

Fittings and Finishes

Artist's impression: Almond scheme.



Artist's impression: Pepper scheme.



Upgrades Available

KITCHEN

1	600mm Miele Appliances
2	900mm Smeg Appliances
3	Smeg Integrated Dishwasher
4	Smeg Integrated Refrigerator
5	Smeg Under Bench Wine Fridge
6	40mm Stone Benchtop
7	Feature Tile Splashback - Masia Range 75x300
8	Glass Splashback - Cat 1 Glass Splashback
9	Undermount Kitchen Sink Option 1 - AFA Flow Double Bowl Option 2 - Posh Solus Mk3 Double Bowl
10	Kitchen Mixer Tap with Pull Out Spray Option 1 - Mizu Drift Mk Gooseneck Pull Out Sink Mixer Option 2 - Blix Flexible Hose Sink Mixer
11	Kitchen Chilled / Boiling / Sparkling Water Tap

BATHROOM

1	Heated Towel Rails - Posh Solus MK2 500x700
2	Frameless Shower Screens Size Up to 900x1800mm
3	Shower Niche
4	Mirrored Shaving Cabinets to Ensuite and Bathroom
5	Freestanding Bath
6	Basin, Toilet and Tapware Upgrade (Chrome Finish) or Basin, Toilet and Tapware Upgrade (Black Finish)
7	Posh Domaine Twin Rail Shower (Chrome Finish) or (Black Finish)
8	Floor to Ceiling Wall Tiling to Bathroom and Ensuite with Builder's Range Cat 1 Wall Tiles



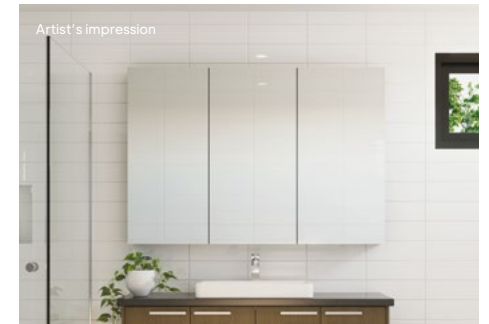
40mm Stone Benchtop



Kitchen Mixer Tap with Pull Out Spray
Option 2 - Blix Flexible Hose Sink Mixer



Freestanding Bath



Mirrored Shaving Cabinets to Ensuite and Bathroom

GENERAL

1	Square Set Ceilings
2	Wardrobe Drawers and Additional Shelving (Single Drawer Unit with 4 Drawers and Additional 2 Layers of 600mm Long Shelvings Above)
3	Carpet Upgrade Option 1 - Stately Occasion Carpet (Plain) Option 2 - Matai Bay Carpet (Textured)
4	Timber Flooring Upgrade - Tread Time 12 Engineered Range
5	Tiled Flooring Upgrade Option 1 - Arcilla 600x6000 Pressed Edge Option 2 - New Portland 600x600 Pressed Edge
6	Provide 4.5 Star Ducted Heating
7	Provide Reverse Cycled Ducted A/C With Outlets to Living and Bedrooms only

8	Single Head Split System to Main Living Area
9	Single Head Split System to Bedroom
10	Upgraded Closed MDF Staircase to Timber Veneer, Includes American Oak Overlay Treads, Risers and Stringers
11	Ducted Vacuum System - Electron Evs Fb300 with 3 Points
12	Capped Water Point for Refrigerator
13	External Gas Point for BBQ
14	Security System - Paradox Sp5500 10 Zone Base Security Package
15	Hpm 1200mm Ceiling Fan - 4 Blade with No Light
16	Holland Roller Blinds to Living (Sheer) & Bedroom (Blockout)

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