

A photograph of a modern dining room. In the center is a light-colored wooden dining table with a simple, clean design. Around the table are several white plastic chairs with wooden legs, resembling Eames-style chairs. On the table, there is a glass vase with thin, dark branches and small white flowers. Next to it is a dark bottle, possibly wine, and a small grey object. The background shows a large window with white frames, letting in natural light. To the right, a portion of a purple sofa is visible. The overall atmosphere is bright and airy.

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McLaren
Real Estate

HOUSE AND LAND
Rigby Drive

**PRESTIGE
INCLUSIONS**



GENERAL INCLUSIONS

- DA and CC Applications including all Architectural and Engineering Plans, Consulting reports and fees.
- Construction Risk, Public Liability and Home Owner's Warranty Insurance
- Water Authority application and Inspection fees
- Huntlee Water and Sewer connections.
- Electricity, Gas and Telecommunications lead in and connections(Excludes any service provider connection fees)
- All site costs including BASIX specifications



EXTERNAL FEATURES:

- Class M concrete slab with piers and drop edge beams to engineering specification
- Perimeter Termite protection
- 90mm external Termite treated timber wall frames.
- Aluminum Windows and sliding doors with fly screens
- James Hardie primeline cladding with paint finish
- Colourbond roof iron, Fascia, Gutter and Downpipes
- Front Door- Hume Doors- Vaucluse premier range
- Driveway in coloured concrete.
- Tiling to front porch
- External taps where applicable
- Front Landscaping by developer (Allowance for turf and crushed granite to rear and side yards)
- Fencing by developer





INTERNAL FEATURES:

- 2700mm ceilings with decorative cornice to living areas.
- 10mm Gyprock to walls and ceilings and 6mm Villaboard to all wet areas.
- Insulation of R1.5 to external walls and the garage wall and R3 to ceilings as per BASIX report
- 2x Natural Gas outlets
- 6 star Instantaneous 26L/minute Rinnai natural Gas HW system
- Lights, Power and TV Points supplied & installed as per electrical plan
- Light fittings as per builder range.
- Smoke Detectors supplied, installed and certified.
- Built in wardrobes to all bedrooms.
- Internal painting as per selection board by builder.
- Floor tiles as per plan and selection board by builder.
- Carpet as per plan and selection board by builder.
- Hume internal doors.
- Gainsborough Lever handle entrance Lock
- Gainsborough Lever handles to internal doors
- Doorstops to all internal doors - where applicable
- 70mm x 19mm half splayed architrave and skirting throughout - 1/2 splayed profile.
- Flyscreens to all windows
- Fujitsu ducted air conditioning system



KITCHEN FEATURES:

- Custom made kitchen design
- 20mm Smart Stone bench tops.
- Overhead cupboards
- Polytec Melamine doors and panels
- Smeg Satin Stainless Steel 600mm Oven
- Smeg Satin Stainless Steel 600MM gas cooktop
- Westinghouse Stainless Steel Dishwasher
- Oliveri 1 3/4 bowl stainless steel sink with drainer
- Flick mixer tap to sink
- Tiled splash back as per selection board by builder

LAUNDRY FEATURES:

- Stainless steel Everhard Project 45SS Tub and cabinet.
- Harmony Latilla mixer
- Waterproofing to Australian Standards
- Hot & cold washing machine connections
- Floor tiling with skirting tile and splash back

BATHROOM FEATURES:

- Floor and wall tiling as per selection schedule by builder
- Waterproofing to Australian Standards
- Semi frameless Chrome shower screens.
- Beveled edge Mirrors.
- Noah Deluxe Vanities.
- Hugo Tap ware in Chrome finish
- 3 Star rated Water Saving Shower head on Rail.
- Trivino Slim bathroom accessories -toilet roll holder, towel rail, towel ring.
- Bassini BTW Suite
- IXL Combination fan, light and heater to ensuite and main bathroom.

Disclaimer: McLaren Real Estate reserves the right to use a substitute product of the same quality if a particular item is unavailable.



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