



# RED GUM ESTATE

MOUNT COLAH

## SCHEDULE OF FINISHES & INCLUSION — 37 BEROWRA ROAD, MOUNT COLAH

### Kitchen

20mm Caesarstone benchtop  
Fully laminated cupboards and end panels cabinetry  
Glass splashback  
Double bowl stainless steel sink  
Stainless steel dishwasher  
900mm stainless steel freestanding cooker - gas cooktop including wok burner and electric oven  
900mm stainless steel canopy rangehood  
Cafe mixer tapware  
Cold water point to fridge space

### En-suite & Bathroom

20mm Caesarstone benchtop  
Fully laminated cupboards to vanity  
Polished edge vanity mirror  
Designer bath  
Semi-frameless shower screens with clear safety glass and pivot door  
Exhaust fan  
Lever tapware to vanities, bath, and shower  
Contemporary style white vitreous china cistern water closet

### Floor Covering

Select quality carpet to bedrooms and up-stairs living  
Timber look Helvetic laminate - Natural Oak brown flooring to entry, kitchen, and downstairs living

### Tiles

Ceramic floor and skirting tiles to en-suite, bathroom, laundry, and powder room  
Tiled splashback to laundry basin  
Ceramic wall tiles to wet areas

### Internal

90mm cornice cove throughout  
Ceiling heights 2570mm to ground floor & 2450mm to first floor  
Walk in robe to master bedroom and built-in robes to all other bedrooms  
92mm skirting throughout  
42mm architraves throughout  
Melamine shelving system to all robes and linen closet  
Gas cooktop and hot water system

### External

External wall bricks from designer range  
Colourbond roof  
Aluminium / timber window combination or aluminium throughout.  
Timber entry frame with Enviro-seal™  
Aluminium stacker slider door  
Colorbond fascia and gutter  
Front and rear garden taps  
Termite treatment  
Sectional overhead garage door with remote control

### Doors

2340mm solid timber painted front door  
2340mm flush panel hinged internal doors to ground floor  
2040mm flush panel hinged internal doors to first floor  
2040mm flush panel hinged doors to robes

### Door Furniture

External, front entry: Deadlock and lever handle  
External, laundry: Key locked entrance set  
Internal, garage: Key locked entrance set  
Internal: Lever handle

### Electrical

TV points: 2-4  
Double power points throughout  
Data / phone points  
Smoke detectors wired directly with battery backup  
Electrical safety switch to meter box

### Laundry

45 litre drop-in basin with cabinet  
Flick mixer tapware

### Hot Water Service

Continuous flow gas water heater

### Foundation

Engineer designed concrete slab to suit soil conditions.

### Landscaping

Driveway  
Letterbox  
Rainwater tank  
Fencing to perimeter

### Additional Inclusions

Key locks to all windows and stacker sliding door  
LED lighting to living areas and master suite  
Oyster light fittings to beds 2, 3 & 4  
Fully ducted system air conditioning/Split system air-conditioning unit  
Insulation to walls and ceilings (excludes garage)  
Remote control with 2 transmitters to garage door  
Fibre optic ready