



RED GUM ESTATE

MOUNT COLAH

SCHEDULE OF FINISHES & INCLUSION — 35 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 - Rift Oak 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
Tiled 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 throughout
Double power points throughout
Data / phone points throughout
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