

Inclusions list for “Westport” Development Hardman St O’Connor Block 33 Section 52

MDD Developments

03/06/2017

- Home owner’s warranty – 5 year structural guarantee
- Warranty for all appliances as per appliance manufacturer warranty (applicable information and booklets etc will be provided on settlement)
- 90 day maintenance period
- Connection to storm water and sewerage
- Hard wired smoke detectors
- EER rating as noted on the plans for each unit - 6 Star energy rating (EER 6)
- Concrete and timber floors polished
- Stairs to upper flexispace / bedrooms Carpeted
- Front Door solid core Corinthian.
- Front door lockset Satin Chrome Gainsborough Tri Lock Series
- Internal door locks Satin chrome Gainsborough Home collection
- Colorbond Cliplock roofing
- All Ceilings and external walls fully insulated
- Aircon system reverse cycle heating and cooling Actron
- Recessed LED lighting throughout
- External lighting as per the statutory requirements
- Internal walls painted with washable vinyl paint
- All internal doors and trims gloss painted
- Instantaneous Gas hot water Rheem 27 instant or similar
- Landscaping as per approved landscaping plan
- New fencing and garden/courtyard walls, as per approved
- TV aerial fitted for free to air TV and Foxtel
- External walls painted panelling/ face brick as per specs.
- Clothes lines installed in designated area shown on plan
- Lockable letter box for each unit
- Fencing & landscaping to common areas as per approved landscaped plan
- Driveways concrete brush finish
- Windows powder coated double glazed aluminium
- Fly screens to all opening windows and sliding doors
- Dividing wall to be at least level of a double stud cavity wall

Internal

- Internal floor coverings included polished floating timber/carpet
- Instant Gas Hot water
- Bathrooms Tiled 1800mm in showers 1200mm elsewhere around walls
- Quality Chrome finish bathroom fittings
- All wardrobes fully laminated shelves with sliding doors
- Internal doors flush gloss painted

Bedrooms 1

- **Floors carpeted**
- Recessed LED down lights (4)
- Power points double (3) per room
- Robes fully laminated shelves cavity sliding door
-

Bedrooms 2 & 3

- Floors carpeted
- Recessed LED down lights (4)
- Power points 3 double
- Robes fully laminated shelves with sliding doors

Bed 4

- Floor carpeted
- Ceiling recessed LED lights(4)
- Power points double (2)

Multi-purpose room

- Floor carpeted
- Ceiling recessed LED lights (4)
- Phone internet connection (1)
- Power points double (2)
- Free to air TV/ Foxtel point

Lounge/Dining

- Polished floating timber floors LED ceiling lights (8)
- Power points double (4)
- TV/pay TV point (1)

Kitchen

- Floor tiled
- LED recessed ceiling lights (4)
- Wall hung telephone point
- Kitchen cabinets fully laminated gloss white with Ceaserstone benchtops
- Power points double (4) single (3)
- Stainless steel 1.5 bowl sink
- Chrome mixer tap set
- Stainless steel Bosch kitchen appliances including: dishwasher, gas cooktop, range hood externally vented, 900mm under bench oven and microwave.

Main Bathrooms/En-Suite

- Shower chrome mixer set with 5 star shower head
- Basin mixer set chrome (Brochure attached)
- Vanity – white gloss laminated Ceaserstone top (brochure attached)
- Chrome double towel rail (1) (attached brochure)
- Chrome mixer tap set (brochure attached)
- White Acrylic bath (brochure attached)
- Close coupled vitreous china toilet suites (brochure attached)
- Power point double (1) light point (1)
- Mirror above vanity (800mm x 900mm or to match vanity)
- Extractor fan externally vented
- Under tile heating
- Floor tiled
- Walls tiled 1800mm in shower 1200mm elsewhere around walls

Laundry

- Floor tiled
- Skirting tile to wall
- Drop in Stainless Steel Laundry Tub, 2 Double power point
- Bi fold doors

Guest powder room

- Floor tiled
- Skirting tile around wall

- Close coupled vitreous china toilet suite
- Vanity ceaserstone top and cabinet
- Mirror behind vanity

Garage

- Floor Concrete
- Ceiling lights fluros (2)
- Power point 1 double 1 single for automatic garage door opener
- 1 Colourbond 4800mm by 2100mm panel lift door

Colour Selections

- Colour selections by purchasers from MDD Pty Ltd Nominated suppliers if townhouses are purchased prior to completion.
- If the colour selection of tiles, kitchen cupboards and tops and paint colours for internal walls and ceilings are not made within 1 month after exchange of contracts, the seller reserves the right to make that selection.
- The seller reserves the right to replace any brand or type of fitting noted with similar quality fitting from other brands or suppliers.
- Tile supplier will be Rivoland Mitchell where selections can be made from our standard range
- Kitchen supplier will be advised
- The appliance supplier will be Harvey Norman Commercial Mitchell where appliances as nominated can be viewed.
- Carpets and floor coverings can be viewed and selected from Our standard range at Carpet Choice Mitchell