

# Inclusions

<b>Kitchen</b>	Stone bench top	
	Mirror splash back	
	Tap ware	Mixer tap - chrome (AAA rated)
	Cooktop	600mm SMEG Gas stainless steel cooktop
	Oven	600mm SMEG Stainless steel undermount oven
	Rangehood	SMEG Concealed rangehood
	Dishwasher	SMEG Stainless steel dishwasher
	<b>Laundry</b>	Laundry Trough
Laundry Tap Ware		Mixer tap - chrome
Ceiling mounted exhaust fan		
<b>Bathroom and Ensuite</b>	Stone bench tops	
	Vitreous china under mount vanity basins	
	Semi Frameless Shower. Clear Glass	
	Silver circular mirror in bathroom	
	Mirrored shaving cabinet in ensuite	
Ceiling mounted exhaust fans		
<b>Exterior detailing</b>	External cladding - combination applied render, paint and Colorbond® metal finish	
	Powder coated aluminium windows	
	Solid core front door with glass inset	
	Colorbond® overhead garage door	
<b>Interior detailing</b>	Interiors selected by Fiona Lynch Interior Designer	
	Nylon cut pile carpet	
	Porcelain floor tiles	
	2.44m ceiling height to ground floor	
	2.73m ceiling height to first floor	
Mirrored sliding wardrobe doors		
<b>Heating/cooling</b>	Electric panel heating to bedrooms	
	Split system air-conditioning to living area	
<b>Landscaping</b>	Front	Concrete (natural) Garden bed and selected assorted drought tolerant plants Letterbox
	Rear	Rear yard top dressed and seeded. Stepper pavers from house to clothesline
	Fencing	Includes side and boundary fencing as nominated on drawings.
<b>Upgrades</b>	Timber veneer flooring to nominated areas	
	Integrated fridge and cabinetry - Fisher & Paykel ActiveSmart™ fridge - bottom freezer 373L, integration kit	
	Additional split system	
	Security System. Wireless security alarm system: ext strobe, keypad master, 2 x PIRs, remotes and tags	
	Voice intercom. Front audio panel and 1x internal handsets	

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Places Victoria



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# AVONDALE



Based on Lot 53

