

MARVELLA HEIGHTS

BALLARAT CENTRAL

INCLUSIONS

KITCHEN

Bench and Cabinetry

Bench top: Stone

General Inclusions: Laminate cabinetry fully lined; Fridge overhead cupboard, Fridge end panel, Base cabinets, Pot drawers, Kickboard, 1 x Pull-out grey double Bin. All cupboard and drawers are soft closing.

Oven
cool touch door

Omega 600mm Fan Forced Oven, 5 cooking functions, 65L Capacity,

Hotplate

Omega 600mm 4 burner electronic under knob ignition

Rangehood

Omega 600mm slide-out Rangehood with 3 Speed settings, 2 lights, 2 Dishwasher safe aluminium filters

Dishwasher

Omega 600mm Stainless Steel freestanding 6 wash programs

Sink

Stainless steel double bowl with drainer.

Sink Taps

Sink Mixer Chrome with goose neck.

BEDROOMS

Wardrobes

Built in or walk in robes with white melamine shelving & chrome hanging rails. Pigeon box with 3 x shelves.

BATHROOM & ENSUITE

Bench top: Stone
General Inclusions: Laminate cabinetry fully lined, soft closing.

Shower

Tiled shower with Semi frameless shower screen with door.

Basins

Square semi recessed basin or above counter

Tapware

Designer Mixer including chrome plug & washer

Toilet Suite

Wall faced suite with soft closing toilet seat

Accessories

Tiled shower niche (tiled into wall) 400mm x 600mm
Light IXL Tastix Lights - White (3 in one)
Designer Chrome Towel Rail
Toilet Roll holder

Laundry Trough & Cabinet:

Stainless Steel cabinet and trough including Suds Bypass.
Chrome Designer Sink Mixer
Washing Machine Space with chrome washing machine stops.

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INTERNAL	Carpet to Bedrooms, Living, Stairs. Ceramic Tiles to Wet areas Vinyl planks to remaining (5mm board) Painted Plasterboard Wall tiles in wet areas
Flooring Walls	
Doors	Entry Door: Hume XN5 820mm x 2040 mm, Painted or Stained, translucent glazing and Lockwood Vicinity Lever Set - brushed finish with square deadbolt brushed finish. or Powder coated frame, translucent glass, 820 x 2400mm, brushed chrome lever secure lock. Internal Doors: Hume HAG 9 2040mm height varied width; with Lockwood Velocity series lever sets
WINDOW COVERINGS	Block out blinds
EXTERNAL	Refer to Plans; Garage with Remote Controlled Panel Lift Garage Door.
Car Accommodation Roof	ColorBond: refer plans
Facade	Bricks and various finishes (refer plans)
Clothes Line	Wall or Ground mounted (refer plans)
Taps	External garden tap
GENERAL	
Energy Rating	6 Star Energy Rating
Heating	Gas Ducted Premium Programmable Navigator - hard wired controller thermostat
Split System Cooling	Fujitsu 6kw reverse cycle split system (plan specific)
Hot Water System	Rheem Solar Hot Water System - Gas Boosted
Communications	NBN; data point and 2 telephone points, 1 data point (excludes modem; and connection to preferred internet service provider by client)
External Decking	Hardwood: merbau or similar - refer plans
Lights	LED round Downlight with white/chrome cover plate Over Kitchen Island Bench 2 or 3 x Pendant Lights (refer plans) External Lights: Wall Mounted Lights Hard wired Smoke Alarms. (Refer electrical plans)