

ALIRA

LUXURY TOWNHOMES



INCLUSIONS

ARTIST IMPRESSION

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EXTERNAL GENERAL

- Fixed external colour schemes prepared by our professional Interior Designer. Combination of face brickwork, acrylic render & cement sheet cladding (design specific, refer to drawings and colour schedules).

ROOFING

- Colorbond steel Fascia, Quad Gutter and rectangular downpipes.
- Colorbond corrugated metal roof (excluding sarking).

WINDOWS, SLIDING DOORS & INSULATION

- Powder coated aluminium double clear glazed awning windows (excluding entry door sidelights). Including keyed locks to all openable windows.
- Powder coated aluminium single clear glazed 2100mm high sliding doors with keyed locks.
- Insulation batts to all external walls (including garage/house wall). Blow In insulation to roof cavity above living zones.

EXTERNAL DOORS

- XN16 paint finish entry door with clear glazed inserts (paint finish) 2040 high with 850 double cylinder deadbolt & passage set.
- Solidcore flush panel door with painted finish to garage/house internal access including Gainsborough keyed entrance set.

INTERNAL GENERAL

- 2550mm ground floor, 2400mm first floor ceiling heights.
- Hume flush panel internal passage doors - 2040mm high vinyl sliding robe doors - 2100mm high.
- Linen with four fixed shelves (product specific).
- Robes white melamine finish one fixed shelf & single chrome hanging rod.
- Gainsborough internal hinged passage door lever handles.
- 65mm x 18mm Single Bevelled MDF architraves.
- 65mm x 18mm Single Bevelled MDF Skirtings (Tiled Skirtings to Wet Areas).
- Wall tiles to wet areas (refer architectural drawings for full extent).
- Timber laminate flooring to Entry through to Kitchen, Living, Dining & wet areas (refer drawings for extent).
- Carpet to: Staircase, First Floor Hallway, Bedrooms & Robes (refer drawings for extent).

PLASTER & PAINTING

- 75mm Cove Cornice.
- Premium 2 coat wall & 2 coat ceiling paint system.

KITCHEN & LAUNDRY

- European 600mm stainless steel gas cooktop.
- European 600mm stainless steel electric oven.
- European 600mm stainless steel slide-out rangehood (ducted to outside air).
- European 600mm stainless steel dishwasher.
- Dishwasher provisions including capped cold water point and single power point on separate circuit.
- Franke Spark inset stainless steel kitchen sink.
- Alder Soho kitchen sink mixer.
- Reconstituted stone to kitchen benchtops with 40mm thick square edge.
- Laminated finish Kitchen pantry, base & overhead cupboard doors/panels (mono tone).
- Handles from builders category 1 range.
- Soft close door & drawer hardware.
- Wall tiles to the kitchen splashback (refer architectural drawings for full extent).
- Combination Stainless Steel 45ltr Trough & White Powder coated Steel Cabinet.
- Alder Soho sink mixer to trough and mini washing machine stops in chrome.

BATHROOMS

- Stylus Inset vanity basins in white.
- Stylus vitreous china toilet suite with soft close acrylic seat in white.
- Alder Soho Basin mixers, wall mounted bath mixer with straight outlet & shower mixers with fixed euro wall outlet.
- Acrylic bath tub with tiled hob in white.
- Laminated finish to vanity benchtops (refer architectural drawings for benchtops thickness).
- Laminated finish vanity cupboard doors & panels (mono tone) and handles.
- Polished edge mirrors above vanities.
- Raised Tiled shower bases with approximately 1850mm high clear glazed semi-framed shower screen & semi-frameless pivot door with silver trims.

The peak of modern living.

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ELECTRICAL & CLIMATE CONTROL

- Brivis Gas 3 Star ducted heating to living areas & bedrooms with manual thermostat.
- 26ltr continuous gas booster Hot Water Service with recess box.
- Batten holders with acrylic light shades.
- Ample single & double power points throughout.
- Two Free to air television points & one telephone point.
- Free to air television Antenna connected to television points (Note: Client responsible for signal booster due to location if required).
- Double black para flood light with inbuilt motion sensor to rear yard.
- Hardwired smoke detectors.
- Ceiling exhaust fans to bathroom and ensuite.

LANDSCAPING

- Garden Beds, mulching/toppings & seeded areas.
- Tube stock native grasses/shrubs approximately one/m² to Garden Beds.
- Charcoal colour through concrete paving to porch, alfresco and driveway.
- Hills Paralane ground mounted clothesline 2230mm x 1200mm - Pebble Beach Letterbox (numerals by client).
- Timber paling fencing approximately 1950mm high with exposed posts & capping (excluding front boundary).

GARAGE

- Sectional garage door with powder coated finish - Flatline or Similar profile.
- Automatic motorised garage door opener with 2 handsets to front sectional door.

STAIRCASE

- Staircase with painted pine stringers. MDF tread & risers with carpet finish, timber wall rail with clear coat finish & plaster lined dwarf wall balustrade with painted shadowline capping.

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