



# CHAMPAGNE RANGE INCLUSIONS

## General

- Fixed Price Contract
- All Design, Engineering, Soil Test, Approval fees, Statutory Fees & insurances
- Gas hot water + 2 gas bottles included
- Entrance Lighting
- Energy Saving Fluorescent lighting
- Colorbond Square or Quad Facia, Gutter & Roof Sheeting, 20 to 25 Degree pitch.
- Privacy locks to Bathrooms, WC & Main Bedroom
- Ready-Coat Internal Doors
- Choice of entrance Door with Weather Seal
- Water tank with dual reticulated water system as per statutory requirements
- Energy Efficient Lighting, GPOs & Ceiling Fans as per electrical plan
- 2x TV Points, Antenna & Amplifier installed
- 2x Telephone points
- House Pad cut to 600mm, Compaction test Included for peace of mind
- Excess Fill removed

## Insulation

- Ceiling Batts
- **Anticon Blanket**

## Flooring

- Living, porch & Patio Ceramic tiles throughout
- Bedrooms Quality Carpet
- **Garage Painted Pavetex coating**

## Walls

- Exterior Masonry block + architectural coating
- Interior Steel Framed & lined plasterboard with 90mm Cove Cornice

## Windows

- Powder coated Aluminium Windows & Sliding Glass Doors, Louvers as per plan.

## Trusses

- Treated Pine

## Ceilings

- Interior Ceilings Plasterboard + 90mm Cove Cornice
- Patio & Porch, Smarter looking Plasterboard so no Joiner Strips, with Timber Cornice
- Soffits AC Sheet

## Kitchen

- Quality finished Laminex Cupboards, PVC edge & Bench Tops 90 degree post formed
- Ceramic Tiled Floor with Tiled Splashback
- Lights and GPO's per electrical plan
- Wired for Telephone with wall plate
- Stainless steel sink with Flick-Mixer
- Stainless Steel Oven, Gas 4-Burner Cook Top & Range Hood
- Microwave provision with GPO.
- Quality European Stainless Steel Gas Cooktop, Electric fan forced oven, Slide out or **Optional Canopy** Rangehood & Dishwasher

## Garage

- Interior Walls Pointed block work
- GPO in Garage
- Motorised Panel lift Garage door + remotes

## Driveway

- Exposed Aggregate, Sealed and Cut to minimise cracking

## Bathroom/WC/Ensuite

- Obscure Window for Light & Ventilation
- Vanity with Quality finished Laminex Cupboards, PVC edge & Bench Tops 90 degree post formed, Brushed Stainless Steel Kickboards
- Full sized mirror
- Semi-Recessed Vanity Bowl
- Tiled Floor and Skirting tiles **with Feature Tiles**
- Chrome Framed Shower Screens Pivot Doors
- Heat/Light/Fan combo Lighting and GPO's as per plan
- Dual Flush Toilets
- Towel Rail & Toilet Roll Holder
- Flick Mixer Tap ware
- Recessed hobless showers
- Water saving shower heads

## Lounge/Dining Room

- Ceramic Floor Tiles
- Air-Conditioned as per plans
- Wired for Digital Television

## Bedrooms

- Built-in Wardrobes as per plan with wire shelving
- Lights, Double GPO's & **Stainless Steel** Ceiling Fan as per electrical Plan
- **Air-Conditioned as per plans**
- Sliding Vinyl Robe Doors

## Main Bedroom

- Walk in Robe or Built in Robe as per plan with Wire shelving
- Phone Point
- TV Point
- Air-conditioned, Lighting & **Stainless Steel** Ceiling fan as per Electrical Plan

## Laundry

- Stainless Steel Laundry Tub (Stand-Alone Unit if marked)
- Quality finished Laminex Cupboards, PVC edge & Bench Tops 90 degree post formed, Brushed Chrome Kickboards
- Double GPO
- Ceramic Tiled Floor and Splashback
- Linen cupboard with Wire Shelving
- Clothesline Hills Paraline with **Exposed Aggregate under**

## Patio

- Lighting & **Stainless Steel** Ceiling Fan as per Electrical plans.
- Flood Light to backyard.
- Weatherproof Double GPO
- Non Slip Tiles

## Landscaping

- **Timber Edged** Garden beds with plants
- Quality Couch Turf
- Treated timber Retaining walls if required
- Stylish Powder coated 2 tone Mailbox

## Fencing

- Fully fenced Boundary from house set back
- Concreted Timber Post, 3 Rail with Treated Palings
- Double gate car access one side
- Single Pedestrian Gate other side

## Security Screens

- Fitted to all Aluminium Doors & Windows & **Hinged Timber Doors**

*The Builder reserves the right to substitute items in this schedule with items of a similar quality. The location of fixtures may be changed provided that the new location does not adversely affect the use or functionality of the household.*

Hedz Constructions Pty Ltd Trading as Hedley Homes QBSA#1138780

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