

## NEST — FINAL EDITION

# Distinguished. When something special, becomes even more special.

## Schedule of inclusions

GENERAL	90 day maintenance period.
	Energy Efficiency Rating of 6 stars.
	Service connections to water, sewage, electricity and (gas where applicable).
	Hard wired smoke detectors as required as required by BCA requirements.
	Environmentally friendly heat pump hot water systems.
	Ducted heating and cooling.
	Lighting and Power – as per electrical plan.
	Ventilation – Mechanical ventilation to toilets, bathrooms, laundries as required by BCA requirements.
	Telephone and data cabling.
	Provision for Free TV.
	Provision for NBN connection .
	Flooring – Engineered laminate timber flooring to kitchen and downstairs living areas. Carpet to bedrooms – Godfrey Hirst 100% wool, stairs and hallways. Tiling to wet areas – as indicated on plan and as per interior selection boards.
	Solid core entry door with Samsung digital access lock to front entry door – as per developers specification.
	Internal walls and ceilings – Painted plasterboard lining with square set to living (cornices to all other areas).
	Windows and sliding doors – Aluminum framed glass windows and sliding doors with fly screens.
	Double glazing throughout
	Ceiling and wall insulation (as per EER requirements).
	Recessed LED lighting throughout - to developers specification.
	Car parking: Single/Double garage on grade with remote controlled access.
EXTERIOR	Courtyard gates and fencing to developers specification.
	Courtyard floor – concrete finish to developers specification.
	Clothes line to courtyards.
	Landscaping to common areas as per landscape plan.
	Aluminum balustrade to balconies – where applicable.
	1 x lockable letterbox.
	1 x water tap fitted to front or rear courtyard – where applicable.
	1 x exterior light to front and rear entry doors.
	1 x exterior light above garage door – where applicable.
	Rain Water Tanks to rear courtyards - where applicable.

Purchasers will be given the choice of 2 interior design schemes. The developer reserves the right to substitute any colour or items of a similar quality as to those specified in this Inclusions List. This right of substitution applies to all inclusions listed below. Slight variations to inclusions list may occur depending on availability.

KITCHEN	<p>Undermount Caroma sink – as per developers specification.</p> <p>Dorf Sink mixer.</p> <p>Miele gas or Electric Cooktop - as per developers specification.</p> <p>Miele Pyrolytic Oven - as per developers specification.</p> <p>Miele Dishwasher</p> <p>Under mount range hood – flued to atmosphere.</p> <p>Tiled splash back – as per interior selection boards.</p> <p>40mm stone bench tops - as per interior selection boards.</p> <p>Cabinetry as per plan and interior selection boards.</p>
BATHROOM/ ENSUITE	<p>Floor – 300mm x 600mm tiles – as per selection boards.</p> <p>Walls – 300mm x 600mm, full height tiling – as per selection boards.</p> <p>Tastic 3 in 1 – heat, light and fan.</p> <p>Vanity – to developers specification.</p> <p>Mirror – to developers specification.</p> <p>Framed shower screen - to developers specification.</p> <p>Accessories - Dorf tap ware, shower rail, towel rail, toilet roll holder and hand towel holder.</p> <p>Caroma dual flush toilet suite with in wall cistern.</p> <p>Underfloor heating.</p> <p>Freestanding Bath tub with Dorf tap – where indicated.</p>
LAUNDRY	<p>Skirting tiles – one row on walls and tub splash back – as per selection boards.</p> <p>Clark free standing tub.</p> <p>Sink mixer and washing machine tap ware – to developers specification.</p>
WC/ POWDER ROOM – where applicable	<p>Accessories - Dorf tap ware, toilet roll holder and hand towel holder.</p> <p>Caroma dual flush closed couple toilet suite.</p> <p>Skirting tiles – one row on walls – as per selection boards.</p>
BEDROOMS	<p>Built in robes (hanging and shelving) with sliding doors - as per plan.</p> <p>Walk in robes (hanging and shelving) - as per plan.</p>