

**Lot 13 Coach Way "Coomera Retreat" Upper Coomera
Specification**

- ↓ Engineered Design Footing & Slab
- ↓ Termite Management System
- ↓ Sponge Finish Render & Paint to External Brickwork
- ↓ Aluminium Sliding Windows Standard Powder Coat with Keys Locks
- ↓ Zincalume Fascia, Gutters & 90mil PVC Downpipes – Painted
- ↓ Colorbond Roof (As per Plan) Std Colours
- ↓ Plaster Board Internal Linings 90mm Cornice
- ↓ Internal Doors – Plain RSH for Paint
- ↓ Splayed - Internal 68x12 Skirting & 42x12 Architrave for Paint
- ↓ Vinyl Paint to Internal Walls, Internal Doors & Timber work
- ↓ Laminate Kitchen Cupboards with Postformed Tops & Sq Edge Doors
- ↓ 1 ½ Bowl Stainless Steel Sink & Flickmixer
- ↓ Vanity Units – Laminate Tops & Square Edge Laminate Doors
- ↓ Ceramic Wall Tiling to Bath, Ens, Ldry, WC & Kitchen – Std Height
- ↓ Ceramic Floor Tiling to Main Area, Bath, Ens, Ldry, WC & Kitchen
- ↓ Power & Light Points throughout, 2 x TV Point, 2 x Telephone Points
- ↓ Auto Panel Lift Slimline Door to Garage (2 Handsets)
- ↓ Gainsborough Imperial Lever Internal Door Furniture
- ↓ Front Door – for Paint or Stain with Gainsborough Trilock
- ↓ Blanco Wall Oven Ceramic Cooktop, Dishwasher & Rangehood
- ↓ Hot Water System – Energy Efficiency Heat Pump
- ↓ Tasman Toilet Suites
- ↓ Timber Framed Mirrors over Vanities
- ↓ Sorrento 1500 Bath
- ↓ Clear Laminated Glass Shower Screens with Pivot Doors
- ↓ Door Stops where required to Doors
- ↓ Goya Chrome Lever Tapware Throughout (excluding washing machine)
- ↓ Enhance Double Towel Rails & Toilet Roll Holders to Bath & Ens
- ↓ Quality Carpet to B1,2,3,4 (or as per Plan)
- ↓ Downlight Fittings Throughout – Energy Efficiency
- ↓ Driveways, Paths & Patios - Quality Exposed Aggregate
- ↓ TV Antenna, Wall Mounted Clothesline, Brick Letterbox
- ↓ Flyscreens to Windows & Sliding Doors
- ↓ Foil Wrap to External Walls, R2.5 Batts to Ceilings (if required)
- ↓ Fencing to Estate Covenants
- ↓ Landscaping – To Estate Covenant
- ↓ 1 x 5000ltr Slimline Rainwater Tank

Note: Above items are as per builders selection, any variation to these will incur an extra charge
Specification is subject to change at Builders discretion