

# STANDARD INCLUSIONS

M/32

SHORELINE LANEWAY  
NORTH COOGEE

## KITCHEN

Standard engineered stone benchtops  
Electric appliances including cooktop, built-in oven and rangehood  
Stainless steel undermount sink and chrome mixer tap  
Ample storage with combination of under-bench and overhead cabinetry, large drawers and full height cabinetry  
Tiled splashback  
Wood-look flooring

## LIVING

100% wool carpet  
Low sheen finish wash-and-wear paint  
Powder-coated aluminium full height framed sliding doors

## BEDROOM

100% wool carpet  
Low sheen finish wash-and-wear paint  
Aluminium framed sliding wardrobe doors with solid and mirror panels

## COLOUR SCHEME

Architecturally chosen colour schemes designed to echo the surrounding landscape; *Sand Dunes & Salt Spray, and Sea Swells & Storms*

## BATHROOM

One-piece mould top with basin and mirror above  
Large soft-close drawer plus timber ledge above  
2m height tiles to shower recess and splashback tiles behind vanity  
Semi-frameless full height glass shower screen  
Chrome shower on rail and chrome mixer tap  
Large format tile flooring

## GENERAL

Reverse-cycle air-conditioning to all levels  
2.7m ceiling heights in living areas, 2.4m to wet areas  
Wood-look flooring to entry  
Flyscreens to all clear glazed sliding doors and windows  
Roller blinds throughout excluding wet areas  
Up to 30x LED downlights throughout  
2x double power points to each room  
Connectivity: NBN ready  
A minimum of 6 stars NatHERS\* rating  
Glazing may vary to meet NatHERS\* rating, see Contract for details  
Earthworks included (to maximum value \$3,000)

\*NatHERS (Nationwide House Energy Rating Scheme)  
Indicative finishes only. Refer to Contract documents for full schedule of finishes.  
Homes are customisable internally with additional costs associated with upgrades and changes which can be discussed with the builder.

CONTACT FOR MORE INFORMATION:

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