

HIGHFOREST

OPTIONS & UPGRADES

HOUSES



LIVING UPGRADES

FLOORING

Engineered timber flooring to living spaces, inclusive of ground floor, entry & stairs, as applicable.

Feature tile to laundry and powder room, as applicable.
Tile colour to align with selected home scheme.

Bedrooms to remain as carpet.



3 & 4 Bedroom (excl. Lot 98-102) \$31,000

4 Bedroom (Lot 98-102) \$40,000

5 Bedroom \$40,000

ADDITIONAL TIMBER FLOORING

Engineering timber flooring to first floor area, including bedrooms

3 & 4 Bedroom
(excl. Lot 95-102)
\$15,000

4 Bedroom
(Lot 95-102)
\$20,000

5 Bedroom
\$20,000

Engineered timber flooring to ground floor or lower ground bedroom where applicable

\$5,000

Timber Floorboard Terms and Conditions

- By selecting any of the timber floor boards upgrades, the purchaser accepts the following:
- Engineered timber flooring is a floor covering and has a limited life span;
 - Timber is a natural product that varies in colour and grain. It is not a hard surface and sharp or general objects will cause scratching or denting of the boards. Special care needs to be taken with entry, hallway and other high traffic areas that attract grit from the bottom of shoes as well as the placement of furniture or other fixed and loose items;
 - Engineered timber flooring is a natural material and is therefore susceptible to warping and movement. Timber naturally absorbs and releases moisture, hence alterations such as warping, shrinkage, expansion, twisting, etc will occur;
 - Anything that alters temperature or moisture such as heaters, air-conditioners, clothes dryers, fireplaces and direct sunlight can increase the occurrence of shrinkage or expansion of timber flooring. For all maintenance and climatic control requirements, refer to the manufacturer's Warranty & Maintenance Guide, which will be included in your owner's manual at settlement.

- To seek to minimise shrinkage, expansion, delamination and fading of engineered timber flooring after settlement you should:
- Immediately install window furnishings and take other steps necessary to maintain a consistent temperature inside your property post-settlement.
 - Maintain and clean the floor in accordance with the manufacturer's maintenance instructions.
 - Avoid dragging items across the timber flooring, and or be very careful placing furniture and other fixed or moveable items on the flooring.

Please refer to the Engineered Timber Flooring Waiver annexed to the Customer Options Selection Form for further information

KITCHEN UPGRADES

FEATURE LED LIGHTING

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LED lights to kitchen floating shelves & island face.

\$3,000

FEATURE PENDANT LIGHT

Feature pendant light above island bench.

\$3,000



NATURAL STONE UPGRADE

Natural stone to kitchen island benchtop, splashback, front face and sides.

Natural stone to pantry benchtop and splashback, where applicable.

\$28,000



SUMMER/AUTUMN SCHEME



Artist's impression. Indicative for illustrative purposes only, and not intended to be representative of the final product.
Not available to all houses, refer to sales plan for eligibility.

KITCHEN UPGRADES

OVEN

Smeg oven package including Stil Novo Pyrolytic Oven and Pyro Steam 40 Oven.

Pyrolytic Oven



Pyro Steam Oven



\$6,000

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INTEGRATED FRIDGE

Fisher & Paykel 90cm integrated refrigerator & freezer.



\$11,000

FRIDGE WATER POINT

Water point to fridge space. Not applicable to integrated fridge upgrade.

\$500

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BATHROOM & LAUNDRY UPGRADES

BATHROOM ENSUITE

Heated towel rails in lieu of standard towel rails.



\$3,000
per ensuite/bathroom

BATHROOM ENSUITE

Smart toilet in lieu of standard toilet.



\$6,000
per toilet

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LAUNDRY APPLIANCES

Fisher & Paykel Steam Care stacked front load washing machine and heat pump dryer. Offered in a white or graphite finish.

Fisher & Paykel 11kg
Front Load Washer



Fisher & Paykel 9kg
Heat Pump Dryer



\$5,000

LIVING UPGRADES

FLYSCREEN DOORS

Aluminium mesh flyscreen to living room and bedroom sliding doors (excluding entry door) as applicable.

3 & 4 Bedroom: \$4,000 5 Bedroom: \$5,000

PERGOLA ADDITIONS

Electronic operable pergola upgrade to include rain sensor, LED lighting and fan available on lots with an existing pergola only.

\$8,000



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SMART TECHNOLOGY UPGRADES

ELECTRIC VEHICLE CHARGING

Smart charger and integrated charging cable to car space(s) as nominated

1 Space: \$14,000

2 Space: \$28,000
(not applicable to single car garages)

BATTERY STORAGE

Tesla Powerwall 3 Battery Storage

\$20,000

Technology Upgrades Terms and Conditions

By selecting technology upgrades above; the purchaser accepts the following:

- LED lighting in association with the lighting control system may demonstrate flickering (most notably at low lighting levels) during various times of the day. This is caused by a ripple effect in the authority power supply resulting in short term interference and is not due to a fault of the light fittings or associated hardware.
- Lighting control upgrades excludes the laundry lights, feature bathroom wall light and kitchen ceiling feature light above island bench.

Electric Vehicle Charging Terms and Conditions

- The Electric Vehicle Charging Upgrade will be provided to the number of car spaces as indicated on the Customer Options Schedule. If the Property includes more than one car space and the upgrade has been selected for some but not all of the car spaces then Mirvac will select the car space(s) that receives the upgrade at Mirvac's discretion.
- Electricity consumed by each car space will be connected to the power supply for the common property of the building, will be individually metered and will be charged to the purchaser on a user-pays basis. Refer to the strata by-laws for further details.



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RECYCLED PAPER



CARBON NEUTRAL



100% BIODEGRADABLE

The information contained in this brochure is believed to be correct but is not guaranteed. The finishes and fixtures list was prepared prior to commencement of construction.

Renders are artist's impressions and are intended to represent a typical kitchen, bathroom, bedroom and living and do not represent all kitchen, bathroom, bedroom and living at HIGH FOREST by Mirvac. Refer to the sales plans for your property for the proposed layout, which is subject to changes in accordance with the terms of the contract for sale. Prospective purchasers must refer to the contract for sale for the list of inclusions. Fittings, fixtures and appliances stated are as intended at the date of publication of this list and are subject to change or substitution in accordance with the contract for sale. Version 3: Correct as at 03/02/2025.