

1. FACADES

- Hebel with render coat applied finish. Select feature light weight cladding and/or selected feature timber look profiled cladding and/or feature face brick.

2. WINDOWS

- Aluminium powder-coated sliding and awning windows, where applicable.
- Insect screens to openable windows.⁶

3. ROOFING

- Metal roof or concrete tile with metal fascia and gutters.

4. FRONT DOOR

- Selected entry door with painted or stained timber finish.

5. CEILINGS

- Minimum 2565mm to ground floor living areas and 2400mm to first floor.

6. INTERNAL WALLS

- Plasterboard with low VOC matt 3 coat paint system with semi-gloss finish to woodwork.

7. INTERNAL DOORS

- Paint finish flush doors with chrome hinges and latches.

8. DOOR FURNITURE

External

- Lever with lock.

Internal

- Chrome finish levers.
- Privacy adaptor included to bedroom 1, bathroom, ensuite and powder room (where applicable to home design).
- Chrome finish door stops to all living area and bedroom doors, as required.

9. GARAGE DOORS

- Sectional overhead garage door with door opener and remote control.

10. KITCHEN CUPBOARDS²

- A combination of solid colour polyurethane and timbergrain melamine cabinet fronts with white melamine lining to interiors, soft close drawers, and pull-out bin in cupboard under sink. Overhead cupboards to ceiling with water point to refrigerator space.

11. KITCHEN BENCHTOP & WATERFALL END PANELS²

- Zero silica (<1%) stone with 40mm apron edge and mitre join to bench top and waterfall end panels (where applicable to kitchen design).

12. KITCHEN SINK

- Double bowl stainless steel under mount sink.

13. KITCHEN APPLIANCES⁴

- Cooktop - Smeg 90cm black glass, induction.
- Oven - Smeg 90cm stainless steel, electric.
- Rangehood - Smeg concealed stainless steel, ducted externally.
- Dishwasher - Smeg built under stainless steel.

14. HOT WATER SYSTEM

- Electric heat pump hot water system.

15. CARPET²

- Selected quality wool blend carpet throughout excluding tiled areas.

16. WALL AND FLOOR TILING²

- Porcelain floor tiles 300x600mm to ground floor living areas as shown on plans.
- Porcelain floor tiles 300x300mm to wet area floors, full height wall tiling to bathroom and ensuite with tiled wall niche to showers (where applicable to home design).
- Tile splashback to kitchen and laundry

17. VANITY UNITS²

- Ceramic inset basin with 20mm zero silica (<1%) stone benchtop and timbergrain melamine wall mounted vanity joinery to bathroom and ensuite.
- Wall mounted vanity or wall hand basin unit to powder room with mirror (where applicable to home design).

18. LAUNDRY JOINERY²

- Flush line stainless steel tub in timbergrain melamine cabinet with 20mm zero silica (<1%) stone benchtop, overhead cabinet and concealed by-pass.

19. BATHROOM ACCESSORIES

- Caroma chrome towel rail and toilet roll holder.⁴

20. BATH

- Caroma luna white back to wall bath.⁴

21. SHOWER SCREENS

- Frameless shower screen with patch hinges to door and patch fittings to wall.

22. TOILET SUITES

- Back to wall vitreous ceramic toilet suite with soft close seat.

Items may be substituted for a brand of equivalent or higher quality at Mirvac's discretion. The inclusions list was prepared prior to commencement of construction. Prospective purchasers must refer to the Contract for Sale for the list of inclusions for their property, which is subject to change in accordance with the terms of the contract. Fittings, fixtures and appliances stated are intended at the date of publication of this list and are subject to change. Correct as at 03.10.2025.

1. Colour scheme applies to joinery, bench tops, kitchen splashback, floor finishes and wall finishes. 2. Colours are in accordance with selected colour scheme. 3. Timbergrain hybrid plank flooring disclaimer to be signed. 4. Specified brands are subject to change due to availability and discontinuation of makes and models. 5. Upgrade appliance sizes equivalent to standard appliance size. 6. Refer to plan for applicable locations, excludes sliding and hinged doors. 7. Refer to plan for applicable locations. 8. Not applicable if Smart Home package is selected.

23. TAPWARE AND FITTINGS⁴

Wet areas

- Caroma chrome mixers.
- Caroma chrome shower on rail.

Laundry

- Chrome sink mixer.

Kitchen

- Caroma chrome sink mixer.

External

- Front and rear garden taps.

24. VANITY MIRRORS

- Silver frameless with polished edges.

25. WARDROBES

- Included as shown on plan, walk in robe, hinged door or powdercoat aluminium framed mirror sliding doors as indicated with white melamine robe fitout to bedroom 1 and white melamine shelf with hanging rail to other bedrooms.

26. LINEN CUPBOARD

- Included where shown on plans with 4 white melamine shelves.

27. MOULDINGS

- Painted pine architraves and skirting.

28. INTERNAL STAIRCASE

- Plasterboard wall with timber handrail, carpet to treads and risers.

29. ELECTRICAL

- Circuit breaker safety switches and smoke alarms as required.
- 3 x double power points to living room and bedroom 1.
- 1 x double power point to dining, laundry, garage, ensuite, bathroom and study area (where applicable).
- 2 x double power points to other rooms, excluding separate powder rooms and storage rooms.
- Single power points or isolation switches to appliances as required.
- 1 x external weatherproof double power point adjacent to patio.
- 2 x minimum TV points - one to each living area and bedroom 1.
- 2 x phone points - one to bedroom 1 and one adjacent kitchen.
- 3 x USB charging points - two ports to bedroom 1 and one to the kitchen splashback on the power outlet plates.
- NBN connection with data points to all bedrooms, living room, family room and study (where applicable to home design).
- Exhaust fans to bathroom, ensuite, WC, powder room and laundry.
- Electric Vehicle charging power (32amp) provision for future charger installation by owner.

30. LIGHT FITTINGS

- LED downlights to all rooms, stair wall light and external wall light fittings to entry and balcony where applicable.
- Sensor wall light to rear yard.

31. AIR CONDITIONING

- Fully ducted air conditioning.

32. SOLAR PANELS

- 5kW minimum solar photovoltaic panel system with inverter.

33. LETTER BOX

- Selected powdercoat letterbox plinth.

34. INSULATION

- Minimum R2.0 Glasswool batts to all conditioned spaces and minimum R3.5 ceiling insulation with roof over (excluding garages) and as required to achieve 7 star NatHERs.

35. DRIVEWAY AND REAR PATIO

- Applied finish to concrete driveway and tiles to rear alfresco.

36. TV ANTENNA

- TV aerial installed on roof.

37. CLOTHESLINE

- External folding frame clothesline.

38. RAINWATER TANK

- Rainwater tank plumbed for washing machine, toilet flushing and external garden tap.

39. FENCING

- Treated pine side fencing, painted timber batten fencing to street facing with gate access. Retaining and masonry walls and fences where applicable to site.

40. LANDSCAPING

- All lots landscaped to Mirvac specification.

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