







DISPLAY LOCATION

Unit 3/6-12 Graham St, Underwood QLD 4119
Phone 07 3808 5237 or 0419 540 393
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Unit 3/6-12 Graham St Underwood QLD 4119

Mon - Fri 8am – 4pm Sat 8am – 2pm

SALES CONTACT

0419 540 393 07 3808 5237

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JINDABYNE INCLUSIONS

We can tailor	r a solution that meets your needs, so ask (us for a price if you	ı have a particular upgrade in mind.
STRUCTURE			
FLOOR FLOORING	Timber subfloor on steel stumps 19mm particleboard sheet flooring	WALLS	Timber framed walls in accordance with AS1684
EXTERNAL			
CLADDING WINDOWS	Painted compressed fibre-cement weatherboards Powdercoated aluminum with single glazed 6.38mm laminated glass	ENTRY DOOR COVERED PORCH	Triple slider 3600w lounge/deck Satin chrome finish entry lever & deadlock. Timber sub-floor with oiled decking, handrail &
ELYSCREENS BASEBOARDS	Powdercoated flyscreens to all windows Painted timber baseboards enclosing sub-floor		steps to suit site conditions (3 steps minimum)
INTERNAL			
WALL CLADDING	Plasterboard cladding (10mm) Water resistant plaster to wet areas Painted 67mm architraves	KITCHEN SPLASHBACKS VANITY	Full height 300mm x 600mm gloss white tiles White pre-fabricated laminate vanity with moulded cerai bowl, chrome flick-mixer and mirror
ROBES/WIR	Fabricated built in wardrobe units with 1 x laminate shelf, chrome finish hanging rail and vinyl or mirror faced aluminum framed sliding doors and tracks to all bedrooms.	WASHING MACHINE PROVISION TOILET	Builders range chrome finish W/M taps in vanity with capped PVC drainer pipe White builders range dual flush ceramic toilet with
KITCHEN CUPBOARDS	High gloss laminate finish cupboards & bullnose edge benchtop. Pantry, overhead cupboards with slide-out range hood & cutlery drawers, bin drawer and	SHOWER	moulded plastic lid & ceramic cistern Walk in tiled shower base with 300mm x 600mm white tiles 2.4m high to shower walls including niche.
(ITCHEN SINK	microwave space included as standard Stainless steel 11/2 bowl inset sink with chrome finish flick mixer	SHOWER SCREEN SHOWER TAPS/ROSE FLOOR COVERINGS	Fixed panel as standard Builders range chrome finish flick-mixer & shower rose Choice of standard builders range selection
OVEN & COOKTOP SPLASHBACK TILES	Stainless steel under bench electric oven & electric cooktop 1 x row of 200mm x 400mm grouted gloss white splashback tiles above bathroom vanity		Painted 4 panel doors Satin chrome finish lever style door handles, finger pull style to sliding doors
STORAGE	Broom cupboard	LAUNDRY	High gloss laminate finish cupboards & bullnose edge benchtop.
ELECTRICAL			
SWITCHBOARD LIGHT POINTS POWER POINTS	Internal switchboard with safety switches Minimum 1 x light point per room and to porch Minimum 2 x double Power Point per room and 2 x above	NOTE:	No phone connection supplied. A conduit containing draw string will be made available for the owner to arrange connection with the appropriate authority.
FOWER POINTS	Kitchen bench. Additional Power Points for washing machine, refrigerator, oven, cooktop and split system.	EXHAUST FANS	Self sealing exhaust fan to bathroom through wall and rangehood
CEILING FANS	1 x phone and TV point to lounge room To all bedrooms and living	SMOKE DETECTORS	Smoke detector to meet current electrical regulations
ENERGY EFFICIE	NCY		
RATING	7-star minimum energy rating efficiency as per National Construction Code	SEALING	Front door to have edge seals and draft protector to bottom edge. All exhaust fans to be self-sealing
INSULATION GLAZING	Insulation to walls, floor & ceiling to achieve a 7-star rating Energy efficient glazing to comply with N.C.C.	LIGHTING	Energy efficient lighting to comply with National Construction Code
		SOLAR	1.5kw solar system to meet Energy Efficient requirements
MISCELLANEOU	S		
SPLIT SYSTEM HOT WATER SYSTEM COLOURS TERMITE PROTECTION SOUL TEST	Reverse cycle inverter split system heating and cooling Heat pump Standard colour range selected by builder In price	COUNCIL	Connection to existing water, electricity, sewer and stormwater when within 28 metres of the existing home. No upgrading of existing services lines included. DA and relevant authority fees not included.

Wind out awning windows kitchen, toilet, bathroom, and bedroom 2

High louvre windows - meals and bedroom 1

Marine grade stainless steel screens

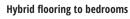
2nd Porch with stairs

BUILDING SITE

Lockable glass sliding door in bedroom 1 onto deck

Site preparation not included.

Shed, building, tree removal, site excavation not included. Reinstatement of landscaping, lawns, concrete not included.





1.8m x 12m deck

Carport with concrete

