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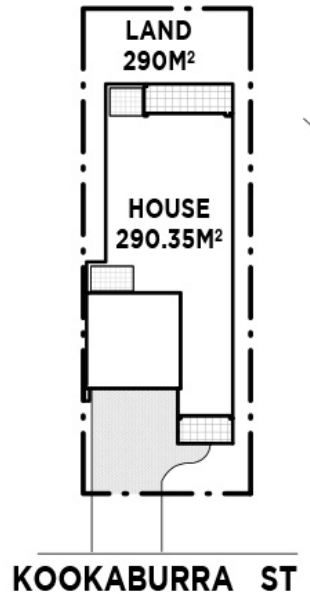
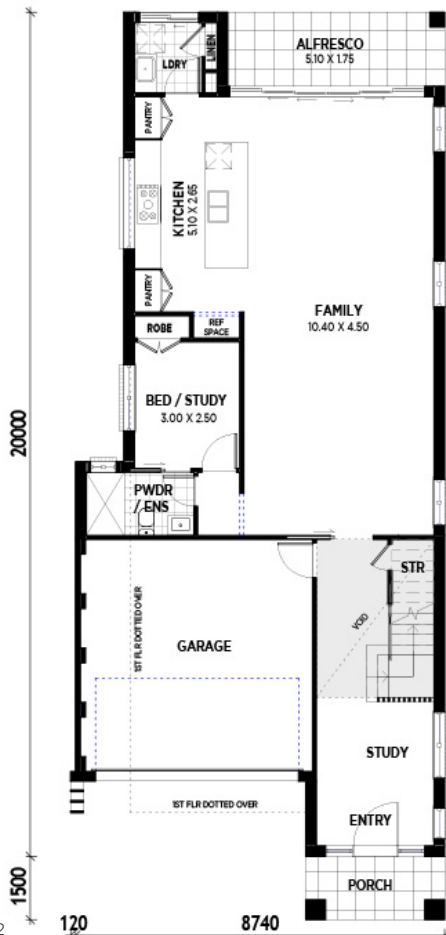
Complete New Home

-  6
-  2
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-  2

**2106, 6 Kookaburra Street**  
Gables NSW

**Home Details**  
31.2sq | 290.35m<sup>2</sup>

**Land Details**  
290m<sup>2</sup>



# Complete New Home Inclusions

2106, 6 Kookaburra Street Gables NSW

## General Inclusions

- Home design has stylish façade
- Sarking to underside of roof tiles
- Gas connection package
- Quality powder-coated aluminium window frames with clear glass
- Keyed alike window locks

## Landscaping

- Landscaping package from builder's range includes retaining if required
- Letter box from builder's range
- Front and rear patio tiling in rectangular pattern from builder's range
- Wall mounted clothes line
- Surface coloured concrete driveway within property boundary
- Standard concrete to footpath crossing
- Fencing to side and rear boundary from builder's range

## External Features

- Instantaneous 6 star 26 litre HWS
- Colorbond fascia and gutter
- Downpipes: round PVC painted
- Garage Door: Colorbond Sectional garage door with remote control from builder's range
- External paint – 2 x external colours from Taubmans / Bristol Custom Colour Selection chart
- TERM-guard Perimeter Reticulation Termite Barrier System with Armoured Shielding to pipe penetrations for added protection. To comply with Australian standards & warranty conditions, owner is required to have home inspected annually by TERM-guard

## Internal Features

- Taubmans Endure 3 coat paint system to internal walls
- Ground floor ceiling height increased to 2590mm
- Linen cupboard and storage under stairs included
- Single shelf and hanging rail to all robes
- Internal doors from builder's range with chrome hinges
- Door stops fitted to all doors that open against a wall
- Provide lever style internal door furniture from builder's range
- 600mm x 600mm ceramic floor tiling from builder's range to entry, family, and kitchen, laid in standard rectangular pattern
- Carpet from builder's range with a great range of colours laid on 10mm underlay to habitable dry floor areas
- R2.0 stud wall insulation to external stud walls and R3.0 insulation to trussed main roof

## Kitchen Features

- 60mm engineered stone to front, edge and two sides of island from builder's range. Note: Size and depth of island bench to remain as per plans
- Stunning 20mm engineered quartz kitchen bench tops from builder's range
- Provide Designer kitchen cupboard doors with aluminium look kickboards
- Provide Designer kitchen and vanity door handles
- Vertical overhead kitchen cupboards with designer doors
- Chrome mixer tap from builder's range
- Space and connection point for dishwasher under sink bench
- Spacious pantry

## Bathroom/Ensuite Features

- Full fibreglass waterproofing
- Soft close ceramic toilets suites from builder's range
- Tapware from builder's range
- Mixer taps to vanities and showers from builder's range
- Hand-held showers on rail from builder's range
- Superior cross linked polyethylene plumbing system. Reduces noise and water hammer
- 20mm engineered stone from builder's range to vanity tops
- Modern polished edge mirrors to full length of vanity
- Stunning semi-frame-less shower screens with clear laminated glass/aluminium frames
- 1 chrome single towel rail to each bathroom and powder room from builder's range
- Base 1500mm white acrylic bath from builder's range to main bathroom
- Ceramic Tiles: from our nominated supplier laid in standard rectangular pattern to wet area floors including laundry. One skirting tile to laundry and 1.8m high tiling to showers – (heights may vary due to tile sizes) and metal floor wastes from our range. Powder room from builder's range

## Electrical/Appliance Features

- Daikin Inverter Ducted Air Conditioning FDYQN180 three phase reverse-cycle unit with 8 x outlets, 2 x zones
- Technika stainless steel kitchen appliances including stove/oven and rangehood
- Alarm system from builder's range
- Video intercom system with 7 inch LCD colour monitor
- Technika T948SS-5 900mm stainless steel oven
- Technika H950SLTXFPRO 900mm stainless steel cooktop
- Technika SL10190ISS-4 stainless steel slide-out rangehood
- 20 x double and 5 x single power points with safety circuit
- 20 x downlights throughout home and 5 x oyster light fittings from builder's range
- 2 x smoke detectors
- Dishwasher from builder's range
- NBN hub with drawstring in garage (connection by others)

## Laundry Features

- Hot and cold washing machine connections
- Laundry cupboard with 20mm Smartstone benchtop from builder's range and 45 litre stainless steel drop-in tub

## Security & Safety

- Smoke detectors as required and installed to Australian Standards
- Earth leakage circuit breakers in metre box
- Hot water service tempering setting to Australian Standards
- Security locks to all windows and sliding doors

## Included Upgrades

- Kikuyu turf to front and rear yards
- 1700mm Base Freestanding bath in main bathroom

For further information, please contact **Scott Bradley** on **0427 789 992** or email **sbradley@allcastlehomes.com.au**

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