

ENCORE TOWNHOUSES – INCLUSIONS & FACT SHEET

General

Ceiling Height

2700mm high ceilings throughout living and bedroom areas.

Construction

Timber frame construction with Shaftliner / CBMA Firezone party-walls.

Glazing

All windows and doors are double glazed as per ESD report.

Front Gate

Powder-coated vertical batten metal gate with key & access code / fob access. Intercom located adjacent to gate for visitors to dial in.

Heating & Cooling

Split System with 3no. wall mounted head units located in Living, Master Bedroom, & 2nd Bedroom. Condenser located in courtyard.

Hot Water

Instantaneous electric hot water units. Rinnai or similar.

External Cladding

Smooth textured render wall finish, timber look cladding, & light-coloured Krause brick (or similar).

Roof

Timber or steel roof trusses with metal tray deck material.

ESD

Average 7.0 Star Energy Rating across the development.

Car Park & Storage

Secure car spaces located in Basement Car Park along with dedicated storage cage. Direct car access into Basement via ramp from Napier Street, which is secured with a remote-control garage door. Refer to plan of subdivision for carpark allocation.

Skirting

MDF 110mm x 12mm square edge skirting board throughout.

Cornices

Square set plaster cornices throughout.

Internal Doors

2340mm high flush panel door in white paint finish. MDF timber square edge 67mm x 12mm architrave around perimeter.

Door Hardware

Designer range door hardware, finished in bronze colour to match tapware.

Letterbox

Communal slimline aluminium lockable letterbox, located at ground floor entrance.

Security & CCTV

Secure remote-controlled access into basement, and intercom code access into communal walkway within development.

CCTV system installed throughout common areas such as main entry gate, driveway and basement.

Fire Protection

Internally, smoke detectors are installed throughout as required under building code. Fire Hydrant located externally of the site, Fire Hose Reels located in basement.

Bike Storage

Bike storage racks in Basement Car Park.

Waste Storage

Dedicated waste storage room in basement car park. Disposal of waste bins to be coordinated and managed by Owners' Corporation.

Wall

Paint

Walls and Ceiling: Dulux Lexicon Half Strength.

Flooring

Timber flooring

Engineered timber flooring, to Living, Dinning, Kitchen and Hallway, colour Brown.

Tiles

Porcelain Ivory Matt tile. 600 x 600mm bathroom and laundry floor tile.

Carpet

Loop pile Solution Dyed Nylon carpet to bedrooms.

Tile / Carpet Trim.

Stainless Steel tile trim.

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Lighting & Electrical

General Lighting

Recessed concealed LED ceiling downlights throughout.

Light Switches

White slimline light switches.

Power Outlets

White slimline double power point outlets throughout.

TV Points & Data

Four TV & Data points throughout (living, and three bedrooms). Each of these include adjacent double power points.

Data / internet is NBN ready.

Kitchen

Cooktop

SMEG 600mm Induction Cooktop.

Rangehood

SMEG 600mm Undermount Stainless Steel Rangehood.

Oven

SMEG 600mm Oven.

Fully-Integrated Dishwasher

SMEG 600mm Fully-integrated built-in Dishwasher.

Integrated Fridge & Freezer

Semi-integrated Fridge & Freezer.

Island Bench & Counter Top.

Natural Stone Benchtop.

Tapware

Designer range tapware with pull-out spray in bronze colour finish.

Sink

Stainless steel single bowl undermount kitchen sink.

Joinery

Walnut laminate finish with natural stone Benchtop. Includes undermount sink, dishwasher, cupboard storage, pull-out waste bin, and cutlery insert drawers. All storage shelves are adjustable and includes premium soft close hardware for both doors, and drawers. White laminate carcass material internally.

Handles

Recessed finger pull to overhead cupboards, and surface mounted integrated timber handle.

Semi-Integrated Waste Bin

Pull out waste bins located adjacent to kitchen sink.

Bathroom & Ensuite

Joinery

Walnut laminate finish with Natural Stone vanity top. All joinery includes soft close hardware. White laminate carcass material internally.

Mirror

Frameless mirrored shaving cabinet with adjustable shelving internally and power point. All shaving cabinets include premium soft close hardware. White laminate carcass material internally.

Wall Tile

Porcelain Ivory Matt tile. 600 x 600mm.

Feature Tile

Travertine look feature finger tile to powder room.

Tapware & Mixers

Designer range tapware and accessories in bronze colour finish.

Basin

Undermount rectangular white ceramic basin with overflow.

Toilet

Wall faced white ceramic pan with in-wall cistern.

Shower Screen

2400mm Height semi-frameless clear glass shower screen with bronze frame. All hardware finished in bronze colour.

Bathroom Fan

Extraction fan located above shower.

Bedrooms

Robes

Joinery door robes. Joinery doors finished in Walnut laminate finish. Robes internally include fixed shelving, along with hanging rail.

Carpet

Loop pile Solution Dyed Nylon carpet to bedrooms.

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Laundry

Storage & Joinery

Walnut laminate finish full height joinery storage cupboard (where applicable or under stairs) with adjustable shelving. All joinery includes soft close hardware. White laminate carcass material internally.

Laundry trough installed within joinery cupboard, with natural stone benchtop, and adjustable shelving within. Includes soft close hardware. White laminate carcass material internally.

Designer range tapware in bronze colour finish.

Space provided for washing machine & dryer (*supplied by purchaser*) adjacent to laundry trough. Washing machine stops included for connection.

External Areas

Landscaping

Raised planter-box to courtyards. Pod pavers in courtyard. Landscaping & planting to communal pathway.

Lighting

External wall mounted up/down lights to courtyard.

Power Outlets

External weatherproof power point in courtyard.

Water Tap

Brass garden tap located in courtyard.

Branson Group reserves the right to amend any fixtures & fittings on this specification without notice. All items on this standard inclusion list are to be read in conjunction with the marketing plan, renders, and sales collateral provided. Upgrade options are excluded from these standard inclusions list, but are available as an additional cost upgrade – refer upgrades list included within Contract of Sale for further information and pricing.