

nyx
TERRACES
CARINA

Standard Inclusions

BY AUSBUILD

Onyx Standard Inclusions

Kitchen

CABINETRY

- 20mm thick low / no silica engineered stone or equivalent benchtop & mitred waterfall end & splashback
- HP laminate finish
- Full height pantry and broom cupboard (DS)
- Overhead cupboards
- Soft close doors and drawers
- Handles to underbench joinery, finger pull to overhead cupboards (DS)
- Refrigerator cavity

APPLIANCES

- SMEG Electric integrated wall oven (multifunction, fan-forced, stainless steel, 600mm) (DS)
- SMEG induction cooktop (4 zone, 900mm) (DS)
- SMEG Integrated rangehood (ducted to external wall) (DS)
- SMEG Freestanding dishwasher (Minimum WELS 4.5 star, 13.5 litres / minute) (DS)
- SMEG integrated microwave (DS)
- Wine fridge (DS)

FIXTURES AND FITTINGS

- Double bowl stainless steel undermount sink with integrated drainers / plugs
- Gooseneck pull-out sink mixer in brushed metal (Minimum WELS 3 star, 9.0 litres / minute)

- Hand shower and rail in brushed metal (Minimum WELS 3 star, 9.0 litres / minute)
- Shower mixer in brushed metal
- Bath mixer (wall mounted) in brushed metal
- Basin mixer in brushed metal (Minimum WELS 3 star, 9.0 litres / minute)
- Single towel rail (x2) in brushed metal (bathroom / ensuite)
- Toilet-roll holder in brushed metal
- Hand towel rail in brushed metal
- Back to wall toilet suite (Minimum WELS 4 star, full / half / avg flush per litre 4.5 / 3 / 3.5 litres / minute)
- Frameless shower screen
- Wall mounted mirror (powder / toilet)

Laundry

CABINETRY

- 20mm thick low / no silica engineered stone or equivalent benchtop
- HP laminate finish
- Overhead cupboard
- Soft close doors
- Handles to underbench joinery, finger pull to overhead cupboards (DS)

FIXTURES AND FITTINGS

- Single bowl stainless steel undermount sink
- Gooseneck sink mixer in brushed metal (Minimum WELS 3 star, 9.0 litres / minute)

Bathroom, Ensuite, Powder & Toilet

VANITY CABINETRY (BATHROOM / ENSUITE)

- 20mm thick low / no silica engineered stone or equivalent benchtop
- HP laminate finish
- Soft close drawers with handles
- Mirrored wall cabinet (bathroom)
- Dual mirrored wall cabinet (ensuite)

TILES

- Part walls: Ceramic tiles - 600mm x 600mm format
- Floor: Ceramic tiles - 600mm x 600mm format
- Skirting: Ceramic tiles - 300mm high

FIXTURES AND FITTINGS

- Ceramic basin - benchtop mounted or wall mounted
- Corner acrylic bath (bathroom) (DS)
- Rainhead shower (ceiling mounted) in brushed metal (ensuite)

Internal - General

FLOORING

- Timber look planking to ground floor dry areas
- Ceramic tile to wet areas (refer to Bathroom / Ensuite / Powder & Toilet section)
- Cut pile carpet and quality underlay to first floor

LININGS & MOULDINGS

- Flush set plasterboard to walls and ceiling
- Flush set wet area board to bathrooms
- Square set cornice throughout
- Architrave (42mm x 12mm, MDF to dry areas and pine to wet areas)
- Skirting (67mm x 12mm, MDF)

(DS) Design Specific: Availability, quantity or position subject to detail on standard plan

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STAIR

- Stained hardwood timber
- Painted plasterboard balustrade with timber handrail
- Painted timber batten screen (to ground floor)

ROBES

- Frameless glass sliding doors to built-in robes
- White melamine shelf and hanging rail (built-in and walk-in)
- Storage drawers (walk-in only) ^{DS}

DOORS & WINDOW FURNISHINGS

- Flush-panel doors
- Lever-set handles in brushed metal
- Privacy locks to bathroom, ensuite, powder, toilet and master bedroom
- Steel mesh security screens to ground level openings
- Fly screens to first level opening windows
- Roller blinds to windows and external doors (excludes obscured glass) ^{DS}
- Curtain (sheer) to glass sliding door (ground floor)

GARAGE

- Sectional overhead garage doors (includes 2 remote controls)

PAINT

- 3 coat paint system to ceiling (1 colour)
- 2 coat paint system to walls, skirting, architraves and doors (1 colour)

PLUMBING

- 250L electric hot water system
- Floor wastes throughout ^{DS}

HEATING & COOLING

- Ducted air conditioner, multi-zoned for energy efficiency
- Ceiling fans to bedrooms, living, MPR and rear terrace (4 blade)
- Sarking foil wrap to external walls and roof ^{DS}
- Glass wool insulation to behind external lightweight cladding ^{DS}

ELECTRICAL

- 2 x Feature can lights over kitchen servery bench ^{DS}
- LED downlights and surface mounted lights (LED, 10watt)
- Exhaust fan to ensuite, bathroom, powder, toilet and laundry
- Single and double power points ^{DS}
- Photoelectric smoke alarm (hard-wired, battery backup)
- 2 x TV points, 2 x data points
- High speed internet ready

OTHER

- 2590mm ceiling heights (excludes wet areas and where bulkheads are located)
- Skylight to first floor

External - General

FINISHES & MATERIALS

- Alfresco - Ceramic tile (600mm x 600mm)
- Lightweight frame with AAC and various feature cladding materials
- Colorbond roof sheeting
- Colorbond gutter, Colorbond fascias, PVC downpipes
- Powdercoated aluminium framed windows and doors, with keylocks to opening doors and windows

MISCELLANEOUS ITEMS

- 2 x external water taps
- Fold down clothes line ^{DS}
- Treated timber butted paling fencing to rear and side ^{DS}
- Landscaping including mulched garden beds, screening plants and turf where the developer deems appropriate
- Driveway and paths in exposed aggregate
- Common letterbox

ELECTRICAL

- External feature light to entry ^{DS}
- 2kW Solar PV system
- Earth leakage system (safety switch)

SITWORKS, FOOTINGS & SLAB

- Slab system to structural engineer design (AS2870.2011)
- Stormwater and sewer connection
- Underground water and electricity connection
- Termite protection to Australian standards

SERVICES & FEES

- Council and QBCC fees
- Engineers soil test and contour survey
- Contractors insurance, portable long service and training

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