

###### Newlux Homes & Construction

**Ph:**(08) 6209 2229; **Mob:**0423 669 439 **or**0411 066 024

Po Box 4294, Alexander Heights, WA 6064

**Specification Inclusions:**

* Designer front elevation with acrylic texture render
* Colorbond metal roof
* Colorbond gutters, fascias & downpipes
* 25° roof pitch
* Quarter-round gutters
* 31C High ceiling throughout
* Double clay brick construction
* Double garage with auto sectional door, 2 remote controls & 1 wall control
* Designer kitchen with rangehood
* Stainless steal undermount double bowl sink
* Stainless steel kitchen appliances
* European 900mm fan forced electric oven, as displayed
* European 900mm gas hotplate
* Instantaneous Bosch gas hot water unit
* Dishwasher recess with cold plumbing including Dishwasher
* 40mm stone benchtops to kitchen
* Bank of 4 drawers to kitchen cupboards
* Soft close drawers and cupboards throughout
* Selection of handles to all cupboards and drawers
* Overhead cupboards to kitchen & laundry
* Microwave recess with GPO and pot drawer under bench to kitchen\*
* Quality vitreous china basins to bathroom and ensuite
* Clear glazed, semi frameless pivot door shower screens
* 1700mm bath installed
* Handheld shower rose on rail
* Mixer taps throughout
* Fully tiling to wet areas including bathroom and ensuite
* Full width vanity cupboards to bathroom and ensuite
* Double towel rails to bathroom and ensuite with matching toilet roll holders
* Full width framed or semi-frameless (with clips) mirror to bathroom and ensuite
* 40mm stone tops to ensuite and bathroom & laundry
* Chrome floor wastes throughout
* Mirrored sliding doors to robes\*
* Feature robe fit-outs to WIR
* Shelving to linen
* Robe fit-outs to minor bedrooms
* Feature cornices throughout
* Corinthian INFWS6G 1200 wide front entry door
* Tri-lock omni pull handle combo to front entry door
* Lever door handles to all internal doors
* Locking system to aluminium sliding doors and windows – additional security
* Double power points throughout all rooms
* Premium light switches and GPO’s throughout
* TV point (Digital)
* Conduit for communication service provider
* Metal corner beading protection to internal walls
* Cavity insulation\*
* 2 hardwired smoke detectors
* Laundry inset trough and cabinet with flick mixer tap
* Close coupled china toilet suite
* Two external taps
* R4 insulation to house and garage
* 28c plasterboard ceilings to garage
* Painted sand render to garage internal walls
* Double garage with hardstand and auto sectional door
* HIA fixed price contract
* Full working drawings
* Full indemnity insurance
* Feature site survey
* Engineer’s site report
* Shire building license fees
* Western Power safety switch
* Allowances for sewer, water and gas run-ins
* 6 month maintenance period