

## Specifications – 4 Duncan Road

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Exterior materials: vertical cedar (stained) stria cladding, brick and louvers

Roofing: long run colorsteel, corrugated

Joinery: double glazed aluminium joinery

Garage door: auto garage door with two remotes, insulated and contemporary flat panel

Insulation: ceiling and exterior walls. Polystyrene beneath floor slab.

Floor coverings: carpet in living and bedrooms, vinyl plank in kitchen and wet areas. Garage carpet.

Kitchen bench top: Quartz stone bench top including breakfast bar

Cabinetry: Soft close cupboards and drawers. High sided drawers.

Oven: Bosch (under bench)

Cooktop: Bosch gas cooktop

Dishwasher: Bosch front loader

Range Hood: Robinhood 60m extractor

Splashbacks: Tiles to kitchen & vanities

Showers: Quality Acrylic units with frameless glass doors/screens

Toilet: Caroma Clark, back to wall suite

Vanity: Valencia with Durastone top

Heated towel rail: Elan, 7 bar polished

Driveway: aggregate concrete with black oxide.

Landscaping: Fenced and landscaped with planting, lawn, letterboxes and clotheslines.

Lighting: LED recessed down lights. Exterior lights included.

Hot water: Rinnai infinity 24 ltr continuous hot water

Heating: heat pump with remote to living area

Internet connection: fibre

Laundry: supertub ST3101

Tapware: Astro Polished

Ceiling Height: 2.55mtr height (minimum)

Note: Stamford Insurance 10 year Building Warranty included for each townhouse.

Blinds: Roller and Venetian