

## Specifications – 20 & 22 Braid Road

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**Exterior materials:** vertical cedar (stained), stria or weathergroove cladding, and brick

**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 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 litre 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 for each townhouse

**Blinds:** Venetian and Roller