



# ASTON HILLS

*Cottages*

## *The Seymour Cottages*



## INCLUSIONS & SPECIFICATIONS

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## EXTERNAL

Frame Construction:	Timber
External Material:	Hebel wall Panel
Feature Material:	Austral Bricks
Rendering:	To all Hebel and Blue board
Pest Control:	Penetrations and Boundary
External Ceilings:	Verandah – Colorbond Sheeting Exposed Carport – lined in Hardiflex/painted
Roof:	Iron
Windows:	Aluminium
Carport Door:	Roller Door, Automatic, 2 remotes provided

## INTERNAL

Lining:	Plasterboard
Ceiling Height:	2730
Cornice:	55mm Cove Profile
Insulation:	R2.5 to Walls R 5.0 to ceilings R1.3 Roof Blanket
Skirtings/Door Aves:	Customwood Splay 90mm painted
Flooring:	Bedrooms - Carpet Living and Hallway – Laminate
Front Door:	Humes XS24 (Lots 109/111/113/115) XS45 (Lots 108/110/111) Hardware - Gainsborough Contemporary Trilock, Align Lever
Laundry Door:	Humes Doors Glass Opening XF3 2100mm Hardware - Round Dead Lock with Gainsborough Passage Lock
Internal Doors:	Humes Doors Flush Panel 2100mm Hardware - Gainsborough Liana Lever

## PLUMBING PRODUCTS

### Main Bathroom

Basin Mixers:	Posh Solus MkII Extended Basin Mixer, Chrome
Vanity Basin:	ADP Lino
Toilet Suite:	A/Std Studio C/C BTW
Shower Rose:	Grohe Tempesta Cosmos Shower Rail
Shower Mixer:	Posh Solus MkII Wall Mixer, Chrome
Bath:	Caroma Newbury Bath 1670
Bath Mixer:	Posh Solus MkII Wall Mixer, Chrome
Bath Spout:	Roca Escuadra Bath Outlet 220mm, Chrome
Floor Gate:	80mmx80mm Floor Grate

### WC

Basin Mixer:	Posh Solus MkII Basin Mixer, Chrome
Vanity Basin:	American Standard Studio Wall Basin
Toilet Suite:	A/Std Studio C/C BTW

### Laundry

In-set tub:	Posh Solus SS Trough 45L
Mixer:	Grohe Euro Smart New Sink Mixer
Floor Grate:	80mm x 80mm Floor Grate

## Kitchen

Sink:	Franke Seville SSX Stainless Steel Sink
Mixer:	Posh Solus MkII Sink Mixer, Chrome

## JOINERY

Kitchen Cupboards:	Laminate
Bathroom Cupboards:	Laminate
Bathroom Benchtop:	Technik Stone
WC Cupboards:	Laminate
WC Benchtop:	Laminate
Laundry Cupboards:	Laminate
Laundry Benchtop:	Technik Stone
Robe:	(1) Sliding Mirror Doors, Shelf and Rail, 1 set of 5 drawers w Melamine Interior
Linen Cupboards:	Laminate White Melamine Interior

## WET AREA COVERINGS AND ACCESSORIES

### Bathroom

Floor Tiles:	300mm x 300mm Porcelain, Square Edge
Wall Tiles:	300mm x 600mm Porcelain, Square Edge
Towel Rail:	Mizu Drift Single Towel Rail
Towel Ring:	Mizu Drift Towel Ring
Toilet Roll Holder:	Mizu Drift Toilet Roll Holder
Shower Screen:	Semi Frameless, glass panel to bath hob only
Mirror:	900mm high to width of vanity

### WC

Floor Tiles:	300mm x 300mm Porcelain, Square Edge
Wall Tiles:	300mm x 300mm Porcelain, Square Edge (skirt only)
Towel Ring:	Mizu Drift Towel Ring
Toilet Roll Holder:	Mizu Drift Toilet Roll Holder

### Laundry

Floor Tiles:	300mm x 300mm Porcelain, Square Edge
Wall Tiles:	300mm x 300mm Porcelain, Square Edge (skirt only)
Splashback:	300mm x 600mm Porcelain, Square Edge

### Kitchen

Splashback:	Glass
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## ELECTRICAL

Hot Water Service:	Instantaneous Hot Water Thermann C7
Gas Points:	Cooktop (1) and BBQ (1)
Air Conditioning:	Reverse Cycle, size as appropriate
Lighting:	Downlights to all rooms, as appropriate
Phone points:	1 included
Electrical Points:	Clipsal 2000 Series

Oven:	Franke – Designer 5 Function Oven
Cooktop:	Franke – Designer Gas Cooktop
Rangehood:	Bosh – Integrated Rangehood
Dishwasher:	Franke – Designer Freestanding Dishwasher

## LANDSCAPING AND FENCING

Finished Concrete:	900mm path around house
Stormwater:	As per engineering plans – included 3000L Retention/Detention Water Tank
Fencing:	Front Boundary – Tubular Rail Fencing Side Boundary – Colorbond good neighbour, where appli

## COLOUR SCHEME

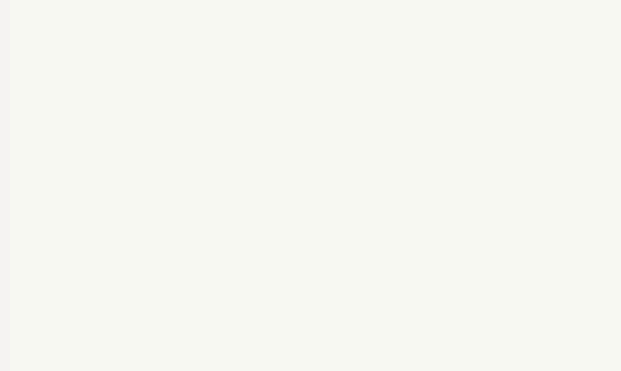
External	
Walls- Texture:	British Paints Set in Stone
Piers and Banding:	Dulux Colorbond Wallaby
Feature Brick:	Austral Bricks Charming Black
External Doors:	Intergrain Clear Coat
External Ceilings:	Dulux Vivid White
Windows:	Black
Roof and Flashings:	Colorbond, Wallaby
Gutters and Facias:	Colorbond, Dune
Fencing and Gate:	Colourbond Riversand with Wallaby Borders where requi
Tubular Fencing:	Powder coated – Black

Internal	
Walls:	Dulux Vivid White Low Sheen
Ceilings:	Dulux Vivid White Flat
Doors and 2 <sup>nd</sup> Fix:	Dulux Vivid White Enamel
Joinery Doors:	Polytec, Classic White, Sheen
Joinery Feature:	Polytec, Marina Grey, Sheen
Joinery Benchtop:	Technik Stone, Cracked Rice and Timber Lined Dining Are WC – Polytec Classic White Gloss Finish
Bathroom Tiles - floor:	Cream Rock
Bathroom Tiles – walls:	White Matt
Laundry:	Cream Rock
Robes:	Internal - White Melamine Doors - Mirror
Floor Coverings:	Carpet – Sixth Avenue Sidewalk Laminate – Xfloors Tasmanian Oak Natural Grey





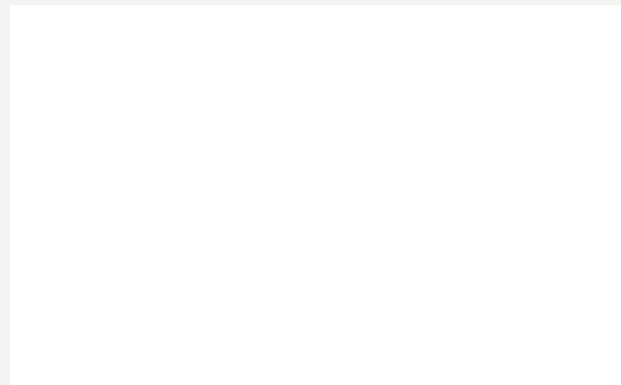
**INTERNAL FLOORING**  
Laminate Flooring - Tasi Oak Knotted



**INTERNAL PAINT**  
Dulux - Vivid White



**INTERNAL FLOORING**  
Carpet: Sixth Avenue, Sidewalk



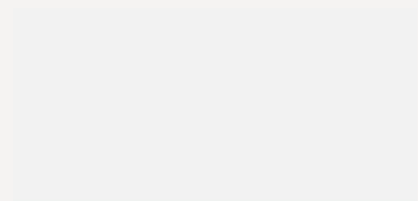
**JOINERY LAMINATE**  
Polytec - Classic White, Sheen



**STONE BENCHTOP**  
Technik Stone - Cracked Rice



**FLOOR TILES - WET AREAS**  
Porcelain, 300x300



**WALL TILES - WET AREAS**  
Porcelain, 300x600

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**STOVE TOP**

Franke - Designer Gas Cooktop



**OVEN**

Franke - Designer 5 Function Oven



**DISHWASHER**

Franke - Designer Freestanding Dishwasher



**RANGEHOOD**

Bosh - Intergrated Rangehood



**KITCHEN MIXER**

Posh Solus Sink Mixer



**KITCHEN SINK**

Stainless Steel Sink

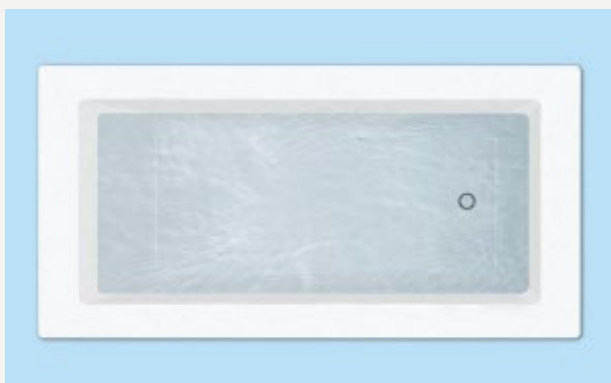
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**VANITY BASIN**  
ADP Lino



**BASIN MIXER**  
Posh Solus Extended Basin Mixer, Chrome



**BATH**  
Caroma Newbury Bath



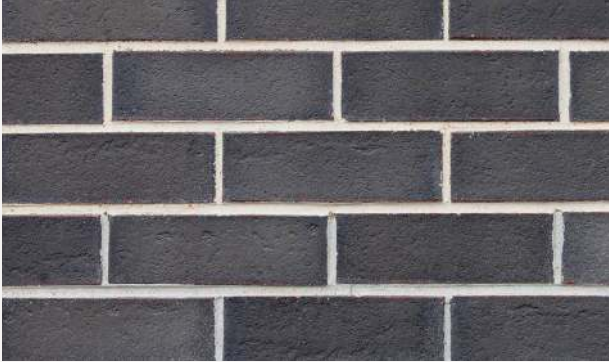
**BATH OUTLET**  
Roca Escuadra Bath Outlet, Chrome



**BATH MIXER**  
Posh Solus, Chrome



**SHOWER MIXER**  
Posh Solus Wall Mixer, Chrome



**BRICKWORK**

Austral Bricks - Charming Black



**EXTERNAL RENDER**

Colour - Set In Stone



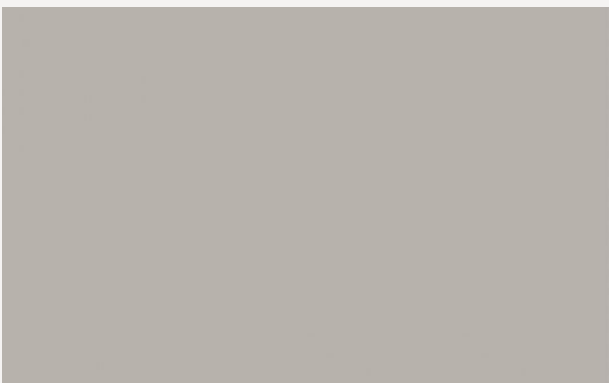
**ROOF**

Colorbond Wallaby



**FRONT DOORS & SIDELITE**

Humes Timber, Alternate Lots



**Gutters**

Colorbond Dune



**TILES - EXTERNAL**

Zuf Grey, 300x300