

Oran Park NSW

Double Story Duplex

INCLUSIONS

BLUEGEM
H O M E S

EXTERIOR

WALLS

- PGH Face bricks
- Sarking to all external walls
- R-2.0 insulation to external walls
- Taubmans/Dulux Weather Shield to external wall

ROOFING

- Boral concrete roof tiles
- R-3.5 insulation to ceiling
- Heavy duty sarking to underside of roof tiles

FASCIA, GUTTERS AND DOWNPIPES

- Colorbond fascia, gutters and round painted P.V.C downpipes
- Taubmans Weather Shield to downpipes

DOORS

- 2340mm High Corinthian entry door
- Gainsborough Trilock Omni (single cylinder) handle & lock

GARAGE DOOR

- Gliderol Panel Glide Colorbond sectional garage door with 2 remote controls

OUTDOOR FLOOR FINISHES

- 300 x 600mm non-slip porcelain tiles to porch
- 300 x 600mm non-slip porcelain tiles to alfresco

BALCONY

- Epoxy seal water proof system
- 300 x 600mm porcelain tiles to floor
- Glass balustrade to balcony

INTERIOR

WALLS

- 10mm plasterboards to internal walls
- Taubmans paint to walls

CEILING

- 2700mm ceiling height
- 10mm plasterboards to ceiling
- Taubmans paint to ceiling

TIMBER FRAMES AND TRUSSES

- MGP10 termite treated 90 x 35mm timber frames

INTERNAL DOORS

- Corinthian Doors' Deco/Motive/Impressions range in 2040 x 620/720/820mm sizes
- Lemaar passage/Privacy set handles to internal doors
- Steel hinges and PVC door stoppers to all swing doors
- Taubmans oil base paint to doors

STAIRCASE

- Solid timber stair case stained finish
- Glass balustrade to staircase

ALUMINIUM SLIDING DOORS AND WINDOWS

- Powder coated aluminium frames and glass panels
- Security lock sets to all operable sliding doors and windows
- Flyscreens to all windows

POWER AND LIGHTS SYSTEM

- Downlights to Entry, hallway, living, Kitchen, Dining & family
- Standard oyster light to Bedrooms, Laundry, Pantry & WIR
- Up and down external wall lights to front façade
- External sensor light to top of garage door
- Martec Profile Plus 2, heater, light and exhaust fan unit to all bathrooms
- Sufficient single and double power points
- Weatherproof power points to HWU & RWT
- Digital antenna and cables with TV output points
- Telephone cable with output point and Data points
- Home Hub

INDOOR FLOOR FINISHES

- Quality 600 x 600mm porcelain tiles to ground floor
- Quality carpet to first floor
- Plain concrete finish to garage floor
- 67 x 18mm pine skirting and architraves

LAUNDRY

- 6mm villaboard to walls and 10mm plasterboard to ceiling
- Epoxy seal waterproof system to floors and walls as necessary
- 300 x 600mm non-slip porcelain tiles to floor area
- 300 x 600mm ceramic tiles to walls, floor to ceiling
- Everhard standard 40L laundry tub
- Phoenix Vivid Gooseneck, laundry mixer



BATHROOM

- 6mm villaboards to walls and 10mm plasterboard to ceiling
- Epoxy seal waterproof system to floors and walls
- 300 x 300mm non-slip porcelain tiles to floor area
- 300 x 600mm ceramic tiles to walls, floor to ceiling
- CIBO Slick wall hung basin and vanity
- Caroma Quatro basin mixer to basins
- Caroma Urbane BTW Toilet Suite
- Forme Soul oval/Rectangle freestanding bath
- Methven Blaze bath mixer with 200mm spout
- Semi-frameless glass shower screen
- Methven Renea Swivel arm & Square drencher
- Caroma Quatro Bath mixer to shower
- Caroma Quatro Toilet roll holder, towel rail & Soap dish



Kitchen

- Powder coated kitchen cabinet doors (Floor & Wall)
- 40mm stone bench top
- Franke Onda Line 1160mm Double Bowl Sink
- Dorf Jovian Sink Mixer with pull-out spray to kitchen sink
- Glass splashback between bench tops and wall cabinets
- Omega 900mm 5 Burner gas cooktop
- Omega 900mm Glass Canopy Rangehood
- Omega 600mm Electric Built in oven
- Euromaid 600mm Fully integrated dishwasher
- Euromaid 25lit microwave



UTILITY JOINERY

- Walk in robe (WIR) to master bed
- Built-in robes for bedroom with one Mirror door with silver aluminum frames

BLINDS

- 89mm vertical PVC blinds (chainless) to all windows except wet areas

SECURITY SYSTEM

- KOCOM intercom system with 1 x monitor speaker screens
- BOSCH security alarm system

DRIVEWAY

- Coloured concrete driveway

AIR CONDITIONING

- Daikin ducted air conditioning system