

G.J. Gardner Homes Bacchus Marsh

T 03 5366 1550 F 03 5366 1599

gjgardner.com.au

238 Main Street

Bacchus Marsh, VIC, 3340

Bacchus Marsh Homes P/L
trading as G.J. Gardner Homes Bacchus Marsh
ABN: 37 168 047 845

Lorraine

EXTERNAL:

- H2 Waffle Pod Slab Structure
- Site Cut allowance of up to 500mm
- Colourbond Steel Roof
- Austral Bricks Category 1 – 2 Brick Exterior Cladding as per builders Range
- A&L Aluminum sliding doors and windows as per builders range
- Corinthian Entrance Door Maddison Range as per builders range
- Solar hot water system with gas booster
- B&D Panel Lift Garage Door with remote controls
- Telstra and NBN provisions
- 1 External power point
- 2 External Garden taps
- \$5,000 + GST Allowance for Plain Concrete Driveway and Path
- Aluminium Fly Screens

KITCHEN:

- Category 1 – 2 Floor Tiles as per builders range
- Formica laminated cabinetry throughout Kitchen as per builders range
- Formica laminated overhead cabinetry as per builders range (if applicable)
- 1 set of 4 draws to Kitchen
- 1 set of pot draws to Kitchen
- 4 melamine shelves to Walk in Pantry (if applicable)
- Glass splash back to Kitchen as per builders range
- Kitchen sink - Frankie ISIS SSX 621 3/4 RH Drainer
- Kitchen Taps - Posh Solus MK2 Mixer Chrome
- Cooktop - 60cm electric solid cooktop WHS642WA
- Oven - Westinghouse 600MM electric POR663S wall mounted
- Range Hood - Westinghouse Chef Canopy CS6205

Welcome **home.**

INTERNAL:

- 2.4m Ceiling Height
- Batten lights throughout home
- Category 1 – 2 Carpet as per builders range to nominated areas
- Braemer evaporative cooling (system to suit)
- Braemer ducted heating (system to suit)
- 3 coats of Haymes internal paint
- 55mm coved cornice throughout
- 67 x 12mm Skirting throughout
- Corinthian prime flush panel Internal doors throughout
- Lane door furniture as per builders range
- 2 double power points per room throughout home
- 1 Data point
- 1 TV point

BATHROOM:

- Category 1 – 2 Floor Tiles as per builders range
- Bath tub 1700 Base Acrylic Bath White
- Shower taps Mizu Bliss Shower Mixer
- Insitu Tiled Shower Base
- Vanity Basin/s - Kado Cirque Vanity Basin 400 White
- Basin Taps Mizu Bliss Basin Mixer Chrome (4*)
- Towel rail - Gen X single towel rail 760mm chrome
- Tiles to shower walls to 1.8 m high, skirting and bathroom floor.
- Split tile skirting
- Exhaust fan is included.
- Provision in walls for future rails

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TOILET:

- Category 1 – 2 Floor Tiles as per builders range
- Toilet - Porcher Heron CC Suite S Alexia W/CP (4*)
- Vanity Basin - Caroma vitreous china in white.
- Toilet Roll Holder - Gen X in chrome.
- Split tile skirting

LAUNDRY:

- Category 1 – 2 Floor Tiles as per builders range
- Laundry trough - 1TH Base Laundry Through & Cabinet
- Tiled splash back as per builders range to Laundry trough
- Laundry Taps - Posh Bristol Sink Mixer Chrome (4*)
- Laundry floor is to be tiled.

BEDROOMS:

- Category 1 – 2 Carpet as per builders range
- Sliding robe doors
- Walk in robe to have 1 shelf with hanging rod situated underneath (if applicable)
- 2 double power points