



**COLLINS HOUSE**  
PROPERTY GROUP

LOT 1 AFFINITY ESTATE THORNLANDS HARRINGTON 166



INDICATIVE FAÇADE SHOWN - DECKING AND SOME LANDSCAPING ITEMS ARE NOT INCLUDED SEE DRAWINGS FOR GREATER DETAIL

## FULL TURN-KEY HOME & LAND \$534,900

Stone kitchen benches  
900mm stainless European appliances  
2550 ceiling height  
Full landscaping package  
2 x split system air-conditioners  
Under roof alfresco  
Full height wall tiles to bathroom and ensuite  
Carpets, tiles & blinds throughout  
Exposed aggregate driveway

BEDROOM	4
BATHROOM	2
CAR	2
<hr/>	
HOUSE SIZE	166.02M <sup>2</sup>
LAND SIZE	375M <sup>2</sup>
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LAND PRICE	\$303,000
HOUSE PRICE	\$231,900
TOTAL PRICE	\$534,900
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INITIAL DEPOSIT	\$1,000

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benchmark living

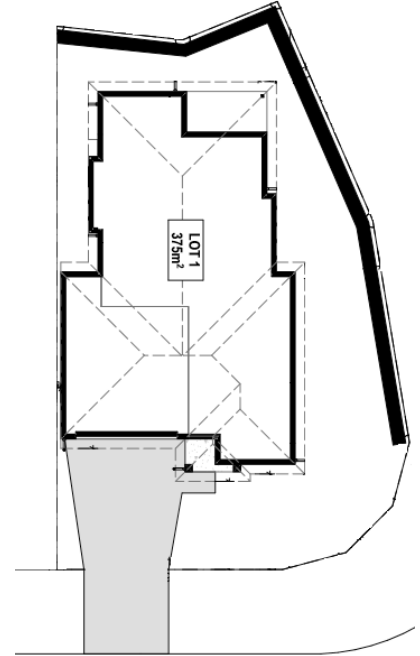
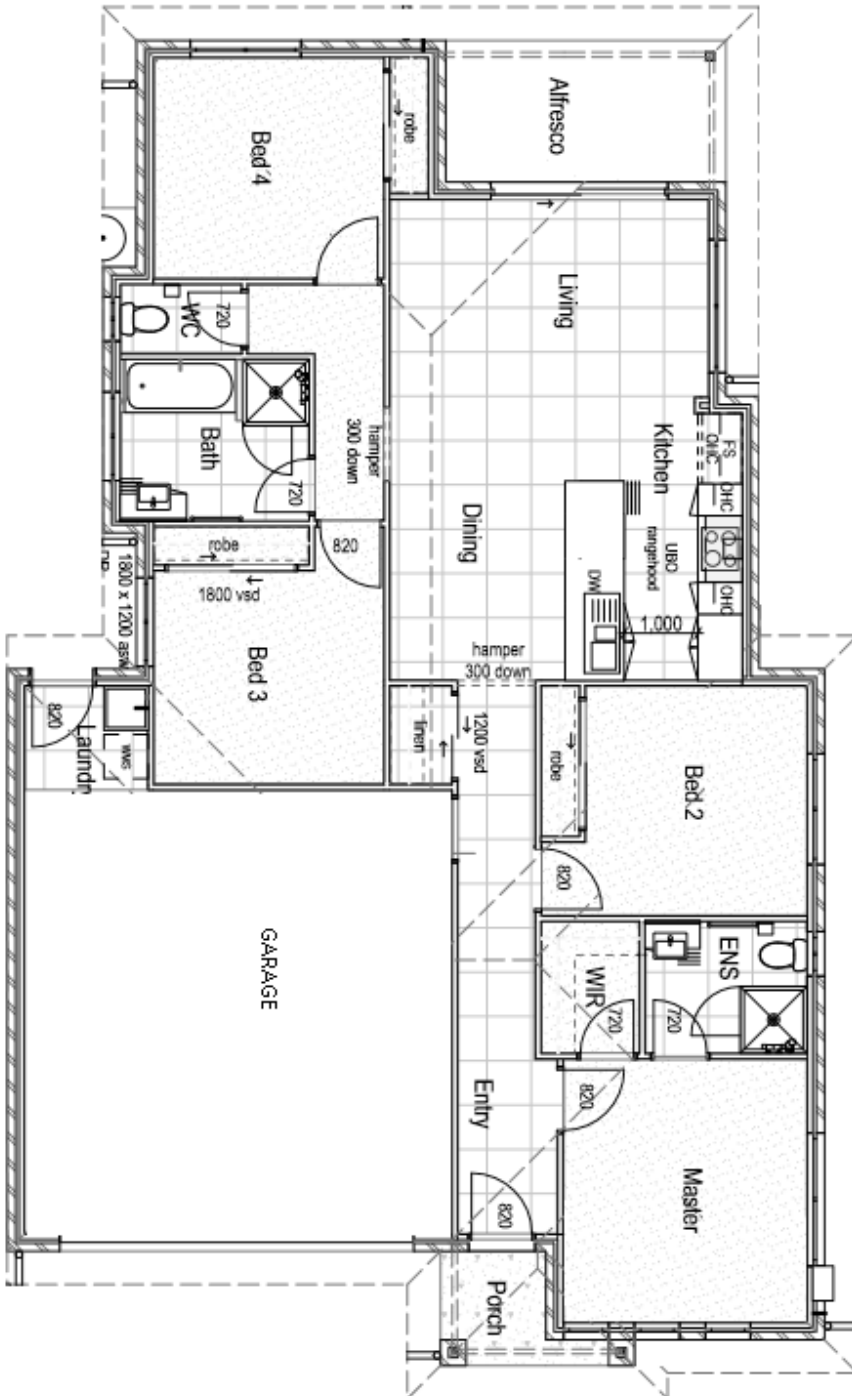
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TYPICAL FLOORPLAN HARRINGTON 166



ARKWRIGHT STREET

BEDROOM	4
BATHROOM	2
CAR	2
<hr/>	
LIVING	115.24M <sup>2</sup>
GARAGE	40.82M <sup>2</sup>
ALFRESCO	7.30M <sup>2</sup>
PORCH	2.66M <sup>2</sup>
TOTAL FLOOR AREA	166.02M <sup>2</sup>

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LOT 1 AFFINITY ESTATE THORNLANDS SCHEDULE OF INCLUSIONS



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**GENERAL ITEMS:**

Fixed price building contract for peace of mind.  
Soil test, engineer certified slab and footing designs included  
Termite treatment/management system  
2550 ceiling height  
Up to 7-star energy efficiency rating  
Gas instantaneous hot water service  
Brushed chrome door furniture

**EXTERNAL FEATURES**

Custom designed front facade  
Rendered brickwork where shown  
Colorbond roof, fascia's and gutters  
Aluminium windows and sliding doors  
Fly screens to all windows and sliding doors  
Colorbond sectional garage door

**FLOOR COVERINGS:**

Ceramic tiles to all wet areas, kitchen, hallways, main living and meals area.  
Carpets to bedrooms  
Exposed aggregate to alfresco area

**INTERNAL FEATURES**

3 coat paint system to walls and ceilings  
Blinds to windows & sliding glass doors  
90mm cove cornice  
Robes to all bedrooms with shelf and hanging rail

**KITCHEN:**

20mm Stone bench tops from selected range  
Laminate cupboards with melamine shelving  
Stainless Steel 1 and 3/4 bowl sink  
Designer flick mixer tap wear  
900mm stainless steel oven  
900mm stainless steel cook top  
600mm stainless steel dishwasher  
Tiled splash back unless otherwise noted on the plan

**BATHROOM & ENSUITE:**

Custom vanities with flick mixer taps  
Semi frameless shower screens with pivot door & laminate glass  
Designer flick mixer tapwear  
Full height tiling to bathroom and ensuite

Frameless mirror the length of vanities  
Vitreous china toilet suites  
White acrylic bath as shown on plan

**ELECTRICAL:**

LED downlights and feature lighting throughout  
Split system air conditioner to living area and master bedroom  
Ceiling fans to remaining bedrooms  
Double and single GPO's throughout  
Exhaust fans to bathrooms  
Hardwired smoke detector's with battery backup as required  
TV, data and phone points all included

**LANDSCAPING ITEMS**

A Grade turf and landscaping planted to suit aesthetics of the home  
Fencing to all boundaries including sides and rear where required  
Garden beds to have edging and quality plants  
Pebbles to areas where unsuitable for lawn  
Concrete paving to porch area  
Clothesline, letterbox and street numbering all included.  
Exposed aggregate concrete driveway

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