
60 HEPBURN ROAD SPECIFICATION

Homes – Exterior Finishes

- Roof – Long Run Zincolume
- Upper level Cladding– Vertical prefinished Cladding Nu-wall or Similar
- Lower Level Cladding –Weather boards
- Double Glazed Aluminum Joinery
- Exterior hose taps (2)

Homes- Interior Finishes

- Paint finish Level 4 – Colour Alabasta
- Main Living and Kitchen Godfrey Hirst Vinyl Plank flooring
- Bedrooms – Feltex Awana Bay 26 Ounce Carpet Storm

▪ Kitchen

- Benchtop –Ice Snow Engineered Stone or a similar colour
- Cabinetry –White Melamine
- Hardware – soft close doors and drawer systems
- Splash Back – Tiled
- Fisher and Paykel (SS) 600mm Wall Oven
- Range hood - Robinhood (SS) Canopy Hood
- Fisher and Paykel 60cm Electric Cook Top
- Fisher and Paykel 60cm Dishwasher
- Pantry –Built in
- Kitchen faucet type Methven Hi-rise sink mixer or similar
- Kitchen Sink – Stainless Steel

▪ Main Bathroom

- Vanity Unit - 1 drawer 1 basin white
- Vanity taps type Methven Kick basin mixer or similar
- Round Mirror over vanity Frameless Mirror
- Vanity power point
- Shower – Clearlite Sierra Square or Similar
- Shower mixer type Methven Kick shower mixer or similar
- Shower rose type Methven Voda Pro shower slide or similar
- Toilet - Back to Wall Suite Homestar 6 compatible
- Extractor fan fully ducted
- Accessories Centro CP fixed toilet roll holder

▪ Ensuite Bathroom

- Vanity basin white or similar
- Vanity taps type Methven Kick basin mixer or similar
- Mirror over vanity Frameless Mirror
- Vanity power point
- Shower – Clearlite Sierra Square or Similar

▪ Laundry

- Laundry Taps for Washer.
- Laundry extractor Fan

▪ Electrical and Communication

- Alarm System with 2 sensors in Lower level
- Switches – PDL Iconic Range
- Double power points throughout as in the electrical plan.
- LED down Lights throughout
- Smoke detectors
- Front Door light with sensor LED
- Patio Light LED
- TV internet and phone to main living and master bedroom.

▪ Insulation and Heating

- Batts to Council specifications to walls, floor and R4.0 to ceiling for Homestar
- Panel heater on each level
- Electric Mains Pressure Cylinder in hot water cupboard

▪ Grounds and Services

- Landscaped planting to outdoor areas
- New Utility services – Power- Water- Sewer- Storm Water- Telephone – Internet
- Generous sized decks or Patios

▪ Construction technical

- Timber Framing 90 X 45 External Framing
- Interior door type Flush Panel MDF
- Interior Lever type door handles
- Gib or panel board ceilings
- Front door- Parkwood Duramax Composite FLS or similar

Details are preliminary and specifications may change due to supply and design compatibility