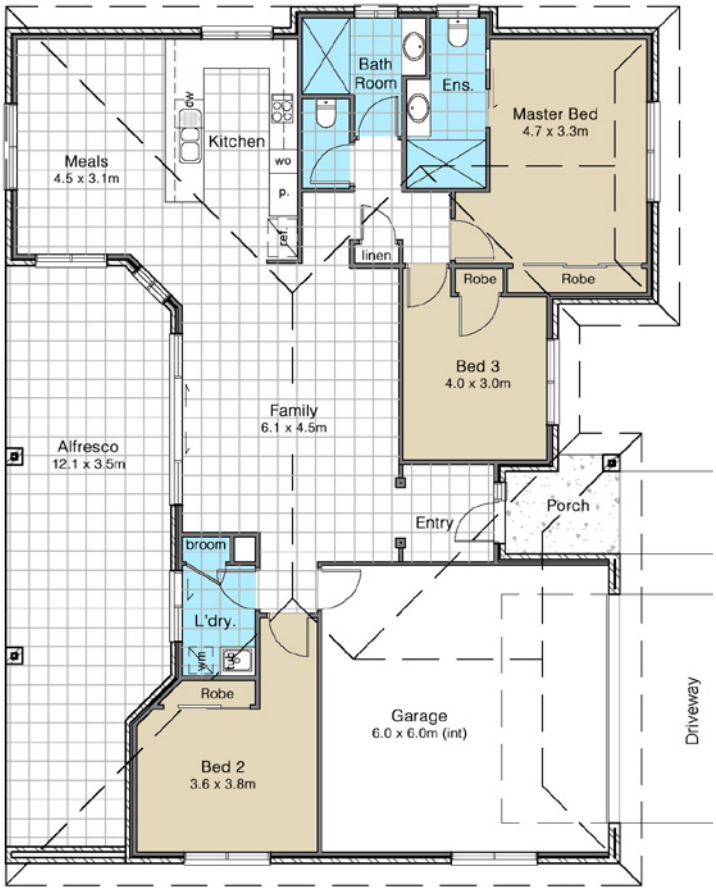
Kensington
GARDENS *Now you're living*

Inverness



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- Living Area: 144sqm
- Garage: 40sqm
- Alfresco: 39sqm
- Porch: 4sqm

Total: 227sqm

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Inverness Features

- 2 pack kitchen with soft close drawers & doors
- Undercover alfresco dining
- Ensuite directly off master bedroom
- Separate laundry
- Led lighting throughout
- Built in robes to all bedrooms
- Brick veneer tile roof
- Security doors on all external doors
- Optional hip or Dutch gable roof
- European appliances
- Automated panel lift garage door
- External security lighting
- Exposed ag driveways and mowing edge
- Tiled living & wet areas
- Carpet to all bedrooms
- Double garage
- 3 bedroom / 2 bathroom
- Large alfresco

Inclusions

Pre-construction

- Choose from 17 open living plans
- Council building permits
- Engineering for standard plans
- All Council fees
- Council Building Permits
- Electricity and gas supply to be in incoming residents' name, and incoming resident responsible for connection of supply cost usage costs.
- Energy rating

Connections

- Sewer connections
- Electricity connections
- Gas connections – natural gas
- Water connections
- Telecommunication connections

Note – electricity/gas and telecommunications connections to house only – connection of supply cost and usage costs by resident

Slab

- Engineered waffle pod slab – standard plan

Termite treatment

- TERM- seal Ura-Fen shield TWB Perimeter & penetration system

External

- Termite treated T2 frames and termite treated engineered roof truss system
- Generous range of bricks – See selection in Kensington Gardens Colours room
- Tiled roof (Monier Atura) with sarking.
- Colorbond fascias and gutters
- Fully turfed and back gardens
- Tiled back alfresco
- TV antennae

Windows

- Powder coated aluminium sliding windows with aluminium flyscreens – 2 colour choices
- 3 Position locking – all windows

Insulation

Albury

- Sisalation paper to roof area and R3.5 Rated insulation to ceiling over living areas
- Sisalation paper and R1.5 Rated insulation to external walls at living areas

Shepparton

- Sisalation paper to roof area and R4 rated insulation to ceiling over living areas
- Sisalation paper and R2 rated insulation to external walls at living areas

Concreting

- Concrete floor to garage
- Exposed ag driveway, front patio and mowing strip around home

Garage doors

- Colorbond B&D "panelift" door
- Type – statesman or saville
- Powered by B&D Controll-A-Door – S – opening motor
- Choice of colours available at Kensington Gardens colours room
- One remote on internal garage wall and 2 portable remotes

Electrical

- Generous number of power points
- 1 TV point
- Direct wired smoke alarms protecting all sleeping areas
- Flush mounting LED lights throughout home
- All power points are double except fridge, microwave and tank

Telecommunications

- NBN available
- 2 Phone points
- Emergency phone supplied
- Connection of phone line with selected retailer – residents' choice and cost

Heating and cooling

- Not included
- Information on typical systems available at pre negotiated price

Inclusions

Hot water system

- Gas Rinnai Instantaneous B24 - 60° - preset in recess box (external)
- Tempering valve

Internal lining

- 10mm plasterboard walls and ceilings
- 2400mm and 2550mm high ceilings – design specific
- Villaboard to wet areas
- Cornice – Symphony 75mm – entry, dining, kitchen, living
- Cornice – Cove 75mm – all other rooms

Skirts and arches

- Colonial – MDF – 67 x 18

Doors

- Front door – Hume XVP12 with XVP13 sidelight (Glass – choice from Hume's frosted glass range)
- Internal doors – Hume Woodgrain Caprice Panel doors – painted
- Sliding doors to all robes with optional mirror/s
- Security screen doors to all external swing and sliding doors

Robes

- All bedrooms have built in robes
- Bedrooms – one shelf tower top melamine shelf and chrome hanging rail
- Linen and pantry – 4 rows of melamine selves as per individual plan

Door furniture

- Entry Door – Gainsborough – 8401ANGC46SCK Trilock Angular – Entrance – with security master key system
- Garage/external Door – Gainsborough – 540 Ambassador Entrance Lever Set SSS sgl cyl (keyed alike with all exterior swing doors except front entrance)
- Gainsborough locks to all internal door
- All door handles are levers (no knobs)

Painting

- Ceiling, walls and doors painted with Wattyl paint – 3 coat system
- External painting – Wattyl Solagard low sheen
- Internal colour – Solver parchment

Kitchen

- Clark Advance/2503F 1TH – 1¾ bowl stainless steel kitchen sink
- Dorf Flickmixer Mixer – chrome plated
- 2 pack satin finish to all cupboard doors with laminate postformed benchtops and laminate panels
- Soft close drawers
- Overhead cupboards as per plan
- ***Oven*** - Baumatic - 60cm - 65lt, 9 cooking functions, clock, telescopic oven racks. Titanium finish- easy clean vitro enamel, triple glazed door
- ***Cooktop*** - Baumatic – 60cm, 4 burner, wok burner, flame failure safety device , electronic ignition, stainless steel, cast iron trivets – gas
- ***Range hood*** - IAG – 60cm, 3 speed, stainless steel, slide out - flued through roof

Bathroom and Ensuites

- Vanities – joinery built
- Vanities – Dorf Flickmixer Mixer – chrome plated
- Stylus Venecia 500 vanity basin
- Showers – Framed polished aluminium with clear laminate/toughened glass panel pivot doors
- Showers – Dorf Flickmixer mixer – chrome plated – Irwell Invigra – hand shower on rail – chrome
- Mirrors – frameless polished edge over full width of vanities
- Towel rails – Double – Dorf – Base
- Soap dish (ceramic to shower)
- Stylus Venecia closed couple toilet suite (ensuite and toilet)
- Toilet roll holder (design specific) Dorf – base – (ensuite and toilet)

Laundry

- Joinery built laminate cupboards and benchtops
- Solus 45LT flat rim drop in trough with bypass
- Choice of colours - See selection in Kensington Gardens Colours room

Tiling

- Floor - entry/living/kitchen/hallways/ bathrooms/ ensuites/laundry
- Wall – splash backs – kitchen/ ensuite
- Bathroom/ laundry cupboards
- Wall – shower recesses – up to top of shower screen
- See selection in Kensington Gardens Colours room

Inclusions

Carpet

- All bedrooms
- Selection – See selection in Kensington Gardens Colours room

Clothesline

- Wall mountable clothesline with exposed ag concrete pad

Rainwater tank

- 2000 Litre water tank and pump submersible pump - Vada v35-S pump & Rain 2 main package – supply to toilets

Skylights – internal bathrooms

St Andrews/Stirling/Stirling plus

270mm round Illume solar light

Exhaust fan ducted to the atmosphere