



**The Kelsey, Cranbourne West**



## The Kelsey

### LUXURY INCLUSION LIST

#### Preliminary

- Working Drawings
- Soil Report
- Engineering Plans
- Energy Rating Report
- Colour Consultation
- Building Permit
- Builders Warranty Insurance
- Excludes planning permits, council dispensations, developer approval & infrastructure levy.

#### Site Works

- Maximum 6.0m setback & up to 700m2 allotment
- Excavation with up to 300mm fall over building area
- Setout from existing title boundary pegs
- Sewer & storm water drains to LPD within allotment
- Termite treatment parts A & B
- Retaining walls & re-establishment surveys not included

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**Price** Call Matthew 0434 793 008

**Property Type** Residential

**Property ID** 2679

**Floor Area** 25 m2

#### Agent Details

Matthew Robins - 0434793008

#### Office Details

Victorian House & Land Specialists  
 8 Universal Way Cranbourne West  
 VIC 3977 Australia  
 03 5995 3911



## Connections

- Single phase underground power from existing power pit
- Natural gas underground & meter installation
- Water reticulation from existing dry tapping including meter setup & tap
- Wet water tapings & underground boring not included

## Structural

- Engineered concrete slab foundation (up to Class M) with 100mm founding depth to edge beams
- F5 pine framing with engineered beams & lintels
- 2.4m high (approx.) ceiling height
- Prefabricated pine roof trusses

## Façade

- Bricks selected from builders' range
- Natural coloured raked or rolled mortar joints
- Brick over galvanised lintels to front windows & entry door
- Painted Hardieplank\* to light weight infills else where
- Eaves to front facade

## Roofing

- Concrete roof tiles\* on timber battens
- Colorbond valleys, fascia, quad gutters & 100x50 downpipes

## External Openings

- Aluminum framed powder coated windows, door frames & sliding door(s)\* where illustrated
- Awning sashes to front & sliding else where
- Clear & obscured\* single glazing where illustrated
- Aluminum framed powder coated fly screens with fibre glass mesh to openable windows
- Glass feature hinged door\* 2040h to entry
- Flyscreens & locks to opening windows
- Lever handle lock set\* to external hinged doors & internal garage door keyed alike.
- Colorbond sectional panel lift garage door\* with remote controlled operation to front
- Colorbond roller garage door\* with manual operation & lock to rear where illustrated

## Insulation

- Sisalation wrap with taped joints to external residence walls
- Wall batts as per energy report requirement
- Ceiling batts as per energy report requirement

## Internal Fix

- 10mm recessed edge plaster board to walls & ceilings
- WR board to wet areas & alfresco ceilings where required
- 75mm cove cornice throughout
- MDF architrave's & skirting boards\*
- 2040mm high flush panel painted doors\*
- Lever handle passage sets\*
- White door stops
- One white melamine shelf & hanging rail to robes / WIR
- Four white melamine shelves to pantry & linen where illustrated
- One white melamine shelf to broom where illustrated

### **Cabinetry**

- 20mm polished edge stone\* bench tops to kitchen
- Laminate\* benchtop to vanity cabinets
- Soft close draws to kitchen
- Cutlery drawer bank with soft close runners to kitchen
- Bin drawer to kitchen
- White melamine finish to internal surfaces
- Post & rail handles\* to doors & drawers

### **Sanitary**

- S/S inset double bowl sink with drainer\* to kitchen
- S/S trough in acrylic cabinet\* to laundry
- Ceramic white inset basins\* where illustrated
- Acrylic bath\* in tiled hob where illustrated
- Ceramic white close coupled toilets\* with dual flush cistern
- Preformed white shower bases, sizes as per plan

### **Tapware**

- Sink mixer\* to kitchen & laundry
- Basin mixer\* to vanities
- Wall mixer\* to showers & bath
- Shower head on rail\* one to each shower
- Bath outlet\* from wall
- Washing Machine stops\*

### **Fixtures**

- Clear pivot semi framed\* shower screens
- Mirror over vanity benches
- Double towel rail\* adjacent showers
- Toilet roll holder\* adjacent toilets

### **Electrical**

- Batten light points as per plan
- Double power points as illustrated
- Exhaust fans with draft stoppers to Bath & Ens

- Hardwired smoke detectors
- R.C.D safety switches
- Free to air television antenna connected to one point

## **Appliances**

- Gas ducted heating\* to habitable rooms via ceiling outlets with manual controller
- Solar HWS storage & gas continuous flow booster\*
- 900mm S/S electric free standing\*
- 900mm S/S gas cook top\*
- 600mm S/S slide out range hood\*
- S/S dishwasher\*

## **Wall Coverings**

- Ceramic tiles\* (up to 400x400mm) to Builders standard locations
- Ceramic soap dish holder to showers if selected
- Wattyl paint\* in 2 coat system, acrylic washable low sheen to walls, flat acrylic finish to ceilings, gloss enamel to doors, architraves & skirting boards.
- Wattyl All Weather paint\* to external cladding
- One paint colour to each ceiling, walls, internal & external wood work

## **Floor Coverings**

- Ceramic tiles\* (up to 400x400mm) to wet areas with skirting tile
- Ceramic tiles\* (up to 400x400mm) to entry, kitchen, pantry where illustrated
- Quality carpet and underlay from category1\* elsewhere

## **External**

- 1 x freshwater garden tap fixed to external wall
- Driveway rebate \$2,500
- Final site clean & rubbish removal

## **General**

- 7 year structural guarantee
- 13 week maintenance period
- House cleaned on completion.

\*To be selected or provided from the Builders range detailed in the Contract Specification.

\*Prices and inclusions subject to change without notice. Façade is for illustration purposes only.

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