KATO MK 2

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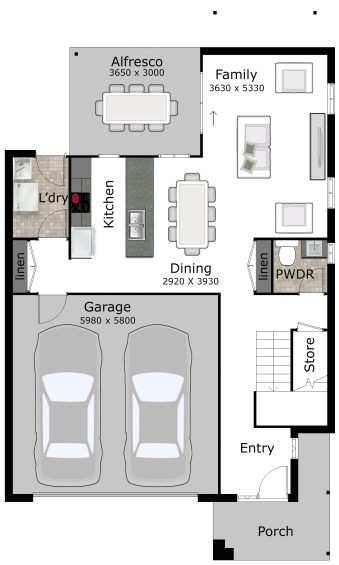

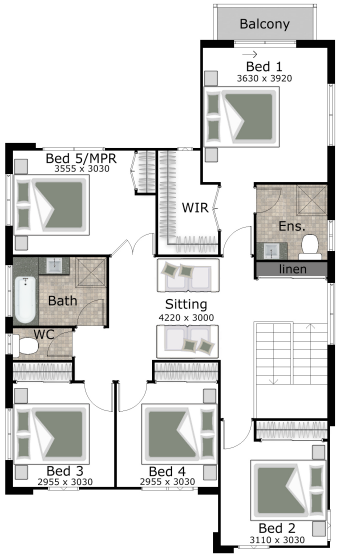

Bedroom
5

Bathroom
2

Car
2

Total floor area
254.56m²

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TURN KEY HOUSE PACKAGE

PLATINUM HIGH SET

GW Homes Inclusions
(as at 24.01.2019)

Interior

KITCHENS

- 600mm under bench oven, hotplates and canopy rangehood
- 1 ¾ bowl stainless steel sinks including basket waste
- Dishwasher to kitchen
- Fully lined base cabinet with 20mm stone top
- Appliances available in stainless steel only
- Mixer tap to sinks
- Overhead cupboard with canopy rangehood to kitchens

BATHROOMS & ENSUITE

- Fully lined base cabinet with 20mm stone bench top
- Vitreous china square vanity basins (white)
- Acrylic designer bath (white)
- Dual flush vitreous china close coupled toilet suite (white) including skirting pan and enclosed trap
- Frameless mirrors – above vanity bench top
- Shower – glass pivot doors and colour matched frames with tiled base
- Lever mixer tapware, shower rose and hand held shower combination and 220mm wall bath outlet
- Double towel rail and toilet roll holder to bathroom and ensuite

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LAUNDRIES

- Freestanding 45 litre tub and acrylic cabinet
- Wall mounted washing machine taps

CERAMIC TILING (FROM BUILDER'S STANDARD RANGE)

- Wall tiles to bathrooms and ensuite shower recesses with feature frieze (refer to plans and specifications for details)
- Floor tiles to bathrooms, ensuite, WC and laundry
- 150mm high skirting tiles to bathrooms, ensuite, WC and laundry (as per working drawing)
- 600mm High splashback to Kitchen
- Min 400mm high splash back to the laundry tub

FLOOR COVERINGS (FROM BUILDER'S STANDARD RANGE)

- Ceramic tiling to Porch, Entry, Kitchen, Living/Dining and Alfresco as nominated on drawings with carpet from builders standard range to the balance of dwelling as on drawings (excluding garage and stairs)

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Exterior

WINDOWS & EXTERNAL DOORS

- Sliding aluminium windows including keyed window locks
- Entry door (façade specific) refer drawings
- External door furniture including deadlock
- Roller blinds to windows and sliding doors
- Security screens to opening windows, sliding doors and front hinge door as nominated on drawings

GARAGE

- Metal sectional panel lift garage doors with remote control unit including 3 handsets and cradle. (selection of colours)
- Weatherproof hinged flush panel access doors

INSULATION

- R2.5 Glasswool batts to ceiling of roof space only
- Glasswool wall batts including sisalation to external brick veneer walls

CEILINGS

- 2440mm (overall plates) standard ceiling height

ELECTRIC HOT WATER SERVICES

- Energy efficient electric heat pump hot water system

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ROOFING

- Monier tiled roof. (Except on selected homes in the Kato, Shoalwater and Magnetic ranges where the roof will be Colorbond metal roof)
- Colorbond fascia & gutter (selection of colours)

FIXING

- 42mm MDF bevelled architraves and 67mm MDF bevelled skirting
- Flush panel doors
- Lever passage sets and pull handles
- Vinyl sliding doors to wardrobes (as shown on plans)
- Show grade stairs with timber painted hand rail

PAINT – 3 COAT APPLICATION

- Low sheen acrylic to external timber work
- Low sheen acrylic to internal walls
- Flat white acrylic to ceiling
- Gloss finish to internal wood work
- Gloss finish to front entry and internal doors
- NOTE: Walls, woodwork to be one colour throughout

PLASTER

- Cornice – 90mm plaster cove

FOUNDATIONS

- Class 'H' concrete slab (Piering not included)
- Part A termite treatment to slab penetrations and part B termite treatment to slab perimeter. As required by council

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EXTERNAL

- Rendered front façade with remaining home in face brickwork (selected from builder's standard range) and cladding as per working drawings
- Wall mounted clothes line to location nominated on drawings
- Low maintenance landscaping and lawns
- Standard exposed aggregate concrete to driveway, paths and courtyard as per landscaping plan
- Letterbox
- 1800mm high wing fencing to side of the dwelling including 900mm wide gate as per drawing
- Perimeter fencing as per developer guidelines included
- 2 External taps

ELECTRICAL

Refer electrical plan for numbers and locations. Below is indicative and may vary from plan to plan

- Double power points and light points as per standard electrical layout
- Safety switches (earth leakage detector)
- USB power points as noted on plan
- Smoke detectors
- Telephone point to kitchen
- 1 TV antenna servicing 2 TV points
- External light points outside living
- Reverse cycle split system AC unit to Living/Dining and bed 1
- LED energy efficient downlights to all living and bedroom areas
- Two bulb heater fan lights to bathrooms and ensuite
- Tube LED light with cover to garages
- Ceiling fans (Maximum Total 7) as shown on electrical plan
- Separate power supply and conduit for NBN

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CONNECTION COST

- Connection of services (water, electricity, sewer, telephone, conduit and stormwater) based on 650m2 blocks with 300mm fall and 5m setback. Does not include electricity and telephone/internet consumer account opening fees

WARRANTY

- 6 Year structural warranty
- 1 year for all other maintenance defects

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