



Standard Inclusions

Your inclusions will be anything but standard

When we say that our completed homes are all inclusive, we really do mean it – no extras, add ons or hidden costs. When we hand you the keys to your new home, not only is it ready for you to walk in and start unpacking, it is packed with premium inclusions, as standard. In fact, we are so committed to making sure you absolutely love your home from the first time you walk in we offer an interior stylist to each of our home buyers as part of our service. This means you can get advice on how to incorporate the designs you love into the outstanding homes we build.

Kitchen Appliances

The kitchen is the heart of most homes and yours will come with a range of premium appliances included as standard, no need to pay for upgrades to get a working kitchen you love. We are proud to install Westinghouse brand ovens, cooktops, rangehoods and dishwashers in all our finished homes – and this is all included in the price!

- Double fan oven for even cooking, with 8 cooking functions, programable timer and a generous 125l capacity
- 5 burner gas cooktop, with wok burner with an attractive stainless steel finish
- Contemporary glass and stainless steel rangehood with dishwasher safe filters and built in LED overhead lights
- 4.5 star water rating dishwasher, with 5 programme functions

Tapware, Basins and Benchtops

Tapware and sinks often go unnoticed in a house, but not for us. We include Seima sinks and basins as well as European designed Alder tapware in the kitchen, bathroom and laundry. Choose from a gooseneck or pull out sink mixer tap in the kitchen. There's a range of styles to choose from in these great brands, so whether you are after a contemporary, traditional, or minimal look – you tell us, they are included as standard!

- Quantum Quartz standard range stone benchtops with choice of 20mm or 40mm edging in the kitchen (20mm only in the bathroom) - pencil round or aris profile
- Melamine lined laminate finish base cabinetry
- Choice of a shower rose or a fixed wall mounted shower head

Flooring

Floor coverings are a critical part of your home and add to the style and appearance that you want in your home. Choose the look that is right for you when you consult with your personal interior styling specialist to ensure your product choice delivers your desired style. You will have premium options for the various areas of your house, with the right materials for each of the areas:

- Ceramic floor tiling, in sizes up to 450 x 450mm to laundry, bathroom and ensuite
- Choice of ceramic floor tiling or laminate flooring to the entrance, kitchen, meals area and family room
- Premium quality woollen carpet to all other areas inside the home

Wall Tiling

Wet areas, especially bathrooms need to be practical and robust, but that doesn't mean there shouldn't be a choice. The comprehensive range of tiles for your bathrooms, kitchen and laundry means that you will find a colour and design that works for your vision.

Our standard inclusion is a choice of high-quality ceramic tiles, with sizes up to 450x450mm.

Ceramic wall tiling is included for:

- Shower walls (up to 2000mm high)
- Kitchen benchtops (up to 650mm)
- Bathroom and ensuite vanity bench tops (up to 300mm)
- Bath and laundry splashbacks (up to 600mm high - including face and top of bath hob)
- Wet area skirting tiles (100mm high)

Windows

- Aluminium awning windows (with window locks) to front elevation
- Aluminium sliding windows (with window locks) to remainder of home
- Builders' range block out blinds to all windows and external sliding doors
- Flywire (fibreglass mesh) screens to all opening window sashes

Doors

- Feature front door with clear glass inserts (2040mm high x 820mm wide). Entrance lever set with round or square rosette
- External hinged door entrance lever sets
- Lockable aluminium external sliding doors to living/ meals area
- Internal doors 2040mm high MDF painted flush panel. Selection of builders' standard range of lever handles to all internal hinged doors

Heating and Cooling

- 'Compact series' ducted heating unit
- 5kw reverse cycle split system to family room/meals area

Electrical and Lighting

- LED downlights to ceilings of living areas and batten light points to remainder of home
- 3 feature pendant lights above kitchen island bench or breakfast bar (design specific) selected from builders' range
- Smoke detectors and safety switches where required (earth leakage detectors)
- TV point to family room including digital antenna mounted on roof
- Phone point to kitchen
- Double power points – up to 20 to single storey home and up to 25. to double storey home (exact quantities and locations are design specific)

Ceilings

- 2580mm (overall plates) standard ceiling height to the home. 2730mm ceiling height to garage

Plaster and Fixing

- 10mm plaster sheets to walls and ceilings with 6mm villaboard behind wall tiles to the showers and walls surrounding baths (where applicable).
- 75mm cove cornice throughout
- 67mm MDF architraves in a choice of builders' range profiles
- 67mm MDF skirtings to match architraves

Paint

- Low sheen acrylic to external timberwork
- Matt acrylic to all internal walls with a 3 coat finish
- White flat acrylic to ceilings
- Semi-gloss enamel finish to internal woodwork and internal doors

Hot Water

- 26L instantaneous solar boosted hot water service

Bricks

- Clay bricks from builders' standard range, selected from Category 1-3
- Acrylic rendering to brickwork only where denoted on plans

Roofing

- Concrete roof tiles from builders' standard range (Bristle Traditional range)
- Colorbond fascia, gutters, and downpipes

Heating and Cooling

- 'Compact series' ducted heating unit
- 5kw reverse cycle split system to family room/meals area

Insulation

- R3.5 ceiling batts to the roof space of the dwelling areas
- R2.0 ceiling batts to external walls of the home, including the walls between the garage and the home
- R1.3 insulation to all external walls including the walls between the garage and the home

Garage

- Plaster lined garage with concrete floor
- Sectional panel lift door with remote control opener with 2 handsets and 1 wall mounted
- Weatherproof hinged rear access door

External Foundations and Structure

- Colour through concrete driveway and porch (up to 30m²). Colour through concrete to alfresco if applicable to design
- Wall mounted clothesline
- Class 'M' concrete waffle pod slab
- Termite treatment (50-year warranty)
- Constructed to N2 wind rating, 6-star energy rating and with a 6½ year structural guarantee
- 2 external garden taps

Note: The base price assumes the allotment has a legal point of discharge for the sewer and stormwater drainage, and includes the connection of services (water, electricity & gas) subject to availability. The base price also assumes the home; has up to a 5m front setback and is sited on a 400m² allotment with up to 300mm of site fall. Estimated earthworks costing will be based on balanced cut & fill. The following items have not been included in the base price of the home and will need to be factored into the contract price if they are applicable; account opening fees for electricity and gas, site fall in excess of 300mm, the importation or removal of soil to or from the site, surface drainage, retaining walls, additional strengthening of the slab, double handling of materials on restricted sites, the supply and connection of bottled LPG. Rawdon Hill reserve the right to substitute any of the above products should they become unavailable.