

# LATITUDE25

## Inclusions & Finishes

THE  
**PERFECT MIX**  
OF HOME  
AND LIFESTYLE

### EXTERNAL / STRUCTURAL

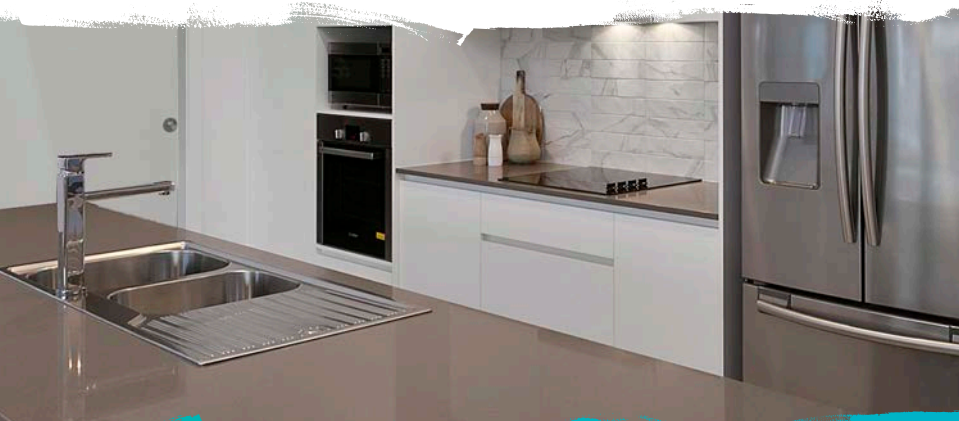
- ▶ Architecturally designed energy rated efficient homes
- ▶ Steel frame
- ▶ 6.5 year structural warranty
- ▶ Termite treatment as per building code
- ▶ Rendered and painted lightweight cladding (various cladding features)
- ▶ Powder coated aluminium framed windows and external sliding doors
- ▶ Insect screens to operable windows and sliding doors
- ▶ Concrete pathways straight to front door, as a minimum
- ▶ Aluminium framed entry door with feature side light windows
- ▶ Grey glass windows
- ▶ Professionally maintained, landscaped and irrigated front gardens
- ▶ Folding clothesline
- ▶ Front and rear garden tap
- ▶ Energy efficient hot water unit
- ▶ Colourbond roof

### KITCHEN

- ▶ European stainless steel appliances including:
  - Built-in oven
  - Ceramic cooktop with 4 zones
  - Dishwasher
  - Slide out range hood, externally ducted
- ▶ 20mm stone benchtop
- ▶ Laminated, soft close cupboards and drawers with bulkhead to ceiling
- ▶ Stainless steel double bowl sink with mixer tap
- ▶ Feature tile splash back behind cooktop
- ▶ Refrigerator water access point
- ▶ Pantry with adjustable shelving
- ▶ Garbage and recycling bins underneath sink

### INTERNAL LIVING AREAS

- ▶ Quality floor tiles to all living and wet areas
- ▶ 9 foot ceilings (2.7m) in main living areas and bedrooms
- ▶ Linen / broom storage cupboards
- ▶ Ceiling fan
- ▶ Recessed LED lights throughout
- ▶ Double power points
- ▶ TV / data outlet to living & MPR
- ▶ Timber skirting and architraves
- ▶ 75mm cove cornice to bedrooms and garage and square set to living areas



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## BATHROOMS / ENSUITE

- ▶ 20mm stone top to vanities
- ▶ Semi-frameless glass shower screen with hand-shower on rail
- ▶ Walk in shower with smart tile waste
- ▶ Floor to ceiling tiles
- ▶ Polished edge mirror extending to full length of vanity
- ▶ Basin mixer tap
- ▶ Timber grain finish vanity cupboard with soft close hardware
- ▶ Toilet seat with soft close lid and seat
- ▶ Light, heater combo and exhaust fan, externally vented
- ▶ Double towel rails

## BEDROOMS

- ▶ Heavy-duty, stainless, 6-star rated carpet as per internal colour selection choice
- ▶ Walk in or built in robes with ventilated shelving, basket sets and hanging rods
- ▶ Ceiling fans in all bedrooms
- ▶ TV / data points to the master bedroom

## LAUNDRY

- ▶ Laminate bench and cabinets
- ▶ Stainless steel drop in laundry tub
- ▶ Sink mixer tap
- ▶ Floor tiles and tiled splash back
- ▶ Drainage access for washing machine and outlet hose

## ALFRESCO

- ▶ Sliding doors to alfresco
- ▶ Floor tiles
- ▶ Ceiling fan
- ▶ LED recessed downlights
- ▶ Waterproof power outlet

## GARAGE / DRIVEWAY

- ▶ 15-amp power installed
- ▶ 3300-3600mm garage door height
- ▶ Remote control panel lift garage door
- ▶ Direct internal access to home
- ▶ Car Space length driveway
- ▶ Epoxy finish to garage floor
- ▶ LED downlights in garage

## TECHNOLOGY / SERVICES

- ▶ High quality, energy efficient, ducted, reverse-cycle air conditioning
- ▶ Integrated phone, front gate and security intercom system
- ▶ Hard wired interconnected smoke detectors with battery back-up
- ▶ NBN ready, with data points throughout home
- ▶ Fibre optic cable to home
- ▶ Pre-wired Foxtel connection point
- ▶ Electricity and water services individually metered and connected
- ▶ Latitude25 travellers high speed internet with 1 month free trial

## OTHER OPTIONAL EXTRAS

(QUOTE AVAILABLE UPON REQUEST)

- ▶ Floor tiles in bedrooms in lieu of carpet
- ▶ Security screens
- ▶ 3.5kW Solahart solar system with 345W panels & ABB inverter
- ▶ Kitchen appliance upgrades
- ▶ 2PAC cabinetry
- ▶ Stone benchtops to laundry and walk in pantry

\* Builder may substitute specified items with similar or equivalent products in its discretion

\* Standard inclusions may vary depending on home design and internal scheme

\* MPR: Multi-purpose room

\* Correct at time of printing as at 08/11/19



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