



**24 CORDEAUX
STREET, DUFFY**

INCLUSION LIST

*Exclusive Design
Quality Construction
Personalised Service*

www.rojasconstructions.com.au

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Pre-constructions Services

- Master Builders Association Building Indemnity Insurance
- Structure certified by consulting engineer
- Electrical inspections
- Drainage inspections
- Plumbing inspections
- Surveyed & certified

External Finish

- Double glazing Aluminum sliding doors and windows as per plans
- Fly screens on windows and sliding doors
- Front door as per plans
- Colorbond roof as per plans
- Fascia and Gutters to match roof colour
- Down pipes to match external walls colour
- Fibre cement eaves painted white
- Front and rear water taps
- 1 x 26 L continuous flow hot water system
- Rain water tank connected to downpipe
- Fold down stand-alone clothesline
- Plain Concrete drive way
- Rendered polystyrene for external walls
- Texture coating finish for external walls
- 2 x coats of paint: walls (one color throughout)
- Letterbox as per builders selection
- Landscape as per builders selection
- Timber sleepers retaining walls
- Earthworks site cut/fill (excluding rock and trees)
- NOTE this price does not include:
 - Blinds and windows fixtures
 - Digging on rocks
 - Removal of trees

Internal Finish

- MDF skirting and architrave, style TBA by Owner
- Solid Brass matt black bathroom accessories
- Floor Tile allowance of \$35.00 m²
- Wall tile allowance \$35.00 m²
- Carpet allowance \$35.00 m²
- Hume accent HAG9 hollow doors to all internal areas
- Lever handles matt black to all internal doors
- 3 x coats of paint: ceiling cornices (white), walls (one color throughout)
- Ducted reverse cycle air-conditioning installed with up to 5 zones
- Sliding mirrored door to all wardrobes

Electrical

- 1 x television aerial
- 2 x smoke detectors
- 1 x Sensor light
- Security alarm system 3 sensors and 1 control unit

Porch

- 1 x LED down light
- Floor area concreted

Entry

- 1 x LED down light
- Floor area laminated flooring

Master Bedroom

- 2 x Standard white double power point
- 4 x LED down lights
- Laminex shelving, drawers and hanging rail in WIR
- Sliding door on WIR
- 1 x LED down lights
- Floor area carpeted

Ensuite

- 1 x 2 in 1 tastic with exhaust fan
- 1 x Standard white double power point
- Single bowl custom vanity
- 1 x mirror as per inclusions list
- Semi framed Shower screen as per inclusions list
- Matt black tap ware for shower and hand basin
- In wall toilet
- 1 x matt black towel rail
- 1 x matt black shower rail
- Floor area tiled
- Walls tiled to ceiling

Corridor

- 2 x LED down lights
- Floor area laminated flooring

Powder Room

- 1 x LED down light with exhaust fan
- Small vanity
- Matt black toilet roll holder
- In wall toilet
- Floor area tiled
- Tiled skirting (150mm high)
- Melamine shelving in linen next to powder room
- White glass sliding doors in linen

Laundry

- 2 x LED down lights
- 1 x Standard white double power point for washing machine and dryer
- 35L top mount laundry tub as per Builder's selections list
- White Laminate bench top
- White melamine cabinets
- Standard handles
- Kick boards same as cabinet doors
- Melamine shelving in linen
- White glass sliding doors in linen
- Taps for tub and washing machine
- 1 x Standard white double power point above bench
- Floor area tiled
- Tiled splash back

Kitchen

- 2 x Standard extra white double power point above bench
- Standard white single power point for each appliance or white goods (Fridge, microwave, dishwasher, canopy hood and cooktop)
- Hardwire connection for 900mm stainless steel electric under bench oven
- 3 x LED down lights
- Kitchen designed as per approved plan
- Polytec cabinet doors standard colours
- Two sets of pot drawers (three drawers per set)
- One set of cutlery drawers (4 drawers per set)
- One microwave box
- Brushed aluminum kick boards (150mm high)
- Standard cabinet handles
- 900mm Bosch stainless steel electric under bench oven as per Builder's selections list
- 900mm Bosch stainless steel four burner gas cooktop as per Builder's selections list
- Tiled splash back
- Bench top (40mm thick X 600mm wide Smart stone standard range)
- 900mm Bosch stainless steel under mount range hood as per Builder's selections list

Kitchen

- 600mm Bosch stainless steel dishwasher as per Builder's selections list
- Stainless steel under mount double sink as per Builder's selections list
- Matt black mixer as per Builder's selections list
- Floor area laminated flooring

Butlers Pantry

- 1 x Standard white double power point
- Stainless steel single bowl sink
- Matt black mixer as per Builder's selections list
- 1 x LED down lights
- Melamine shelving
- White laminate bench top
- Floor area laminated flooring

Family & Dining

- 3 x Standard white double power point
- 8 x LED down lights
- Floor area laminated flooring

Stairway

- 3 x LED down lights
- Glass balustrade for stairway
- Floor area laminated flooring

Sitting

- 2 x Standard white double power point
- 3 x LED down lights
- Floor area carpeted

Bedrooms (each)

- 1 x Standard white double power point
- 2 x LED down lights
- Sliding mirrored doors on wardrobes
- Laminex shelving, drawers and hanging rail in wardrobe
- Floor area carpeted

Bathroom

- 1 x 2 in 1 tastic with exhaust fan
- 1 x Standard white double power point
- Single bowl custom vanity
- Semi framed Shower screen as per inclusions list
- 1 x white bath tub as per inclusions list
- 1 x mirror as per inclusions list
- Matt black tap ware
- 1 x matt black shower rail
- 1 x matt black towel rail
- Floor area tiled
- Walls tiled to ceiling

Wash Closed

- 1 x LED down light with exhaust fan
- Matt black toilet roll holder
- In wall toilet
- Floor area tiled
- Tiled skirting (150mm high)

Balcony

- 1 x standard white double power point
- 2 x fluro lights
- Floor area tiled

Garage

- Automatic double garage door panel lift with two remote controls as per plans
- 1 x standard white double power point
- 2 x fluro lights
- Floor area concreted

Alfresco

- 2 x LED down lights
- 1 x standard white double power point
- Floor area concreted



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BUILDER'S SELECTION LIST

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The pictures shown on this Builder's Selection List are indicative and the items may vary according to availability.

Bosch dishwasher

Stainless steel built-under
SMS50M28AU
11L/Wash
5 programs
Aqua stop plus
14 Place settings
4 star energy rating
5 star water rating



Bosch gas cook top

PCT915B9TA
W915 x D520 x H45mm Dimensions
6 burners including 2x 18 Mj/h wok
burner
One-hand ignition
Enameled cast iron pan support
Flame failure device for each burner



900mm Bosch Oven

Built-in Oven
HVA541N50
9 Cooking functions
Retractable rotary control knobs
Electronic clock/timer (LED
Display)
77litre cavity, triple-glazed door



Smeg under mount range hood

PUM901X-A
900mm Under mount canopy
Maximum extraction 700m³ /hr.
2x3W LED lights



Shower rail

Black square Shower combo
Rail
3 Functions, solid brass black
rail



Toilet paper holder

175*72*20mm
Made of Brass, Matt black finish



Toilet

Wall faced toilet suite with in wall cistern
Set Out 110 mm
4 Stars
Quick release soft close toilet seat



Mirror

Pencil Edge Mirror
No Brackets
Available In:

- Pencil Edge: 750*750*5
- Pencil Edge: 750*900*5



Bath spout

Swivel
Solid Brass with matt black
finish



Vanity wall mixer

Fully Square Basin Mixer
Solid Brass with matt black
finish



Custom made vanity

750 VANITY
Wall mounted
Soft Closing Doors
750*450*520mm
32mm Overflow
Sample only



Custom made Vanity

900 VANITY
Wall mounted
Soft Closing Doors
900*450*520mm
32mm Overflow
Sample only



Semi frameless shower screen



Bathtub

150cm - 170cm



Shower mixer

Solid Brass with matt black finish



Towel rail

Double Towel Rail

Available In:

600mm

800mm

Made of Brass, Matt black Finish



Laundry tub

2-tap hole



Square Drain

Square Floor Grate 100mm
Made of Brass, Matt black
Finish



Kitchen sink

Under mount Double Bowl Sink
785*445 mm
1 Tap Hole



Sink mixer

Solid brass with matt black
finish



LED Down lights



Double Power point



Single Switch with Wall Plate



2 in 1 Tastic



TV and Data socket



**Lever door handle matt
black**



**Front door
Lever handle chrome**



Twin halogen sensor



Aluminum Sliding Doors



Aluminum Awning Windows



Wardrobes Sliding mirrored door



Internal Doors

Hollow door for interiors



Fold down Clothesline





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