

Woodstock Gardens Apartments Inclusions

Site Works

- All engineering and slab design for site (Hadar provided land only)
- All Site costs and connections

Termite Protection

- Completed to Australian Standards

Construction features

- Pine wall frames and trusses with 90mm studs and 450mm maximum spacing
- 2.4 Std ceiling height with 75mm plaster cove cornice throughout

External features

- External plain concrete as per plan
- Bricks with galvanised lintels above windows
- Colorbond steel roofing with quad slotted gutter and metal fascia, including roof sisalation
- Powdered coated aluminum windows with fly screens, key locks included
- Plaster ceiling to alfresco and portico
- Steel-Line roller door with automatic opener
- Clothesline and letterbox
- Turf and landscaping (exact design determined on site)
- Garden taps to courtyard of ground floor apartments and balcony of 1st floor apartments

Internal Features

- 3 Coat Dulux approved washable Low Sheen paint to all internal walls, Enamel Gloss finish to doors and woodwork and Semi Gloss finish to all exterior paint work
- All floor and wall tiling to wet areas with skirting tiles
- All dry floor tiles and carpet
- Humes, solid core, 'Vaucluse' range entry door with flush panel, prime coat, hollow core doors, internally
- 67mm x 18mm half splayed architraves and skirting's
- All robes, linen and pantry shelving to be melamine with 4 shelves in linen and pantry - single shelf in broom
- Sliding doors to robes (subject to plan) with hanging rail in wardrobes with 1x4 shirt shelves in Bed 1 WIR

Heating & Cooling

- Split system to main living area in each apartment
- Ceiling fan to bed 1 in each apartment

Energy efficient features

- R2.0 insulation batts and sisalation to external walls, R4.0 insulation batts to ceiling
- Includes all NSW energy rating requirements to meet minimum 6 Star
- Rainwater tanks to ground floor apartments only
- Continuous flow gas h/w system to all apartments

Electrical

- Pre wiring of television and telephone points
- TV Antenna
- Exhaust fan above each shower
- Standard meter box and hard wired smoke detectors with battery back up
- Double weatherproof power point to Alfresco/balcony

Kitchen

- Damani Stainless Steel appliances as listed: dishwasher, 600mm gas hot plates, 900mm canopy rangehood and 600mm fan forced electric oven
- Laminated base cabinets with post formed bench tops and a bank of 4 drawers including a cutlery insert
- 1200mm Stainless Steel 1& ¾ bowl sink with chrome mixer

Bathroom/Ensuite

- Cabinetry built vanity unit, no drawers
- Polished edge mirrors above all vanities to full width of vanity unit
- Moulded 900 x 900 shower base with semi-frameless shower screens
- Acrylic bath tub as per plan
- "Porcher" china toilet suites with soft close seats
- Chrome double towel rail, soap dish and toilet roll holder
- Chrome flick mixer taps throughout

Laundry

- "Posh" 45 Litre trough and cabinet with sink mixer
- Washing machine taps

Current as of June 2016



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