

# INCLUSIONS LIST



**LUCAS**

LIFESTYLE ESTATE

*lovin' this life!*



# DELUXE INCLUSIONS

## External features

- Solid core entry door with translucent glass
- Aluminum sliding windows and sliding doors including fly screens
- Colorbond fascia, gutter and roof
- 2 external garden taps
- Termite protection
- Fold out clothesline
- Weatherboard cladding, paint finish
- Timber balustrades
- Security screen door to front entry

## Internal features

- 2550mm ceiling height
- Raked ceilings
- Flush panel doors with satin gloss paint finish
- Ceiling fan to bedroom 1 and bedroom 2 and living area
- Roller blinds to all windows
- Sliding robe doors

## Kitchen

- 600mm stainless steel electric multifunction oven
- 600mm 4 burner stainless steel gas cook top
- 600mm rangehood
- Stainless steel dishwasher
- Stainless steel microwave
- Overhead cupboards, one nest of draws with cutlery insert
- 20mm stone benchtops
- Laminate finish to all cabinetry

## Bathroom

- Mirror above vanity
- Stylish above counter hand basin
- Wall hung vanity
- Clear laminated shower screen
- Toilet suite
- Height adjustable shower head on rail
- Wall tiling to height of 1200mm in bathroom and ensuite
- IXL2 Tastic heater/fan/light
- Towel rail
- Hand towel ring

## Laundry

- 45 litre stainless steel trough with cabinet

## Heating

- Heating and cooling split system in living area
- 150 litre solar hot water system
- Draft seals to entry door frames

## Storage

- Shelves to pantry and linen where applicable
- Single shelf to broom cupboard where applicable

## Floor and wall coverings

- Ceramic wall tiling to kitchen and wet areas
- Ceramic floor tiles to wet areas
- Laminate floating floor to kitchen and dining
- Carpet to living, bedrooms and wardrobes

## Insulation

- R6 insulation batts to roof of residence
- R2.5 insulation batts and insulation wrap to external walls

## Electrical and safety devices

- Slim line double power points in white throughout
- Smoke detector direct wired to 240V power supply with battery back up
- 2 x television points and antenna
- Safety switch to meter box
- 2 x prewired telephone/data points

## Carport with security roller door

- Colorbond panel lift door

# CLASSIC INCLUSIONS

## External features

- Solid core entry door
- Aluminum sliding windows and sliding doors including fly screens
- Colorbond fascia, gutter and roof
- 2 external garden taps
- Fold out clothesline
- Weatherboard cladding, paint finish
- Timber balustrades

## Internal features

- 2400mm ceiling height
- Flush panel doors with satin gloss paint finish
- Roller blinds to front windows
- Sliding robe doors

## Kitchen

- 540mm upright electric cooker
- Exhaust fan
- Allowance for dishwasher (power & plumbing)
- One nest of draws with cutlery insert
- Laminex benchtops
- Laminate finish to all cabinetry

## Bathroom

- Mirror above vanity
- Laminate vanity unit
- Clear laminated shower screen
- Polymarble shower base
- Toilet suite
- Fixed shower head
- Exhaust fan
- Towel rail

## Laundry

- 45 litre stainless steel trough with cabinet

## Heating

- Heating and cooling split system in living area
- Instantaneous gas hot water system
- Draft seals to entry door frames

## Storage

- Shelves to pantry and linen where applicable
- Single shelf to broom cupboard where applicable

## Floor and wall coverings

- Ceramic skirting tiling to bathroom
- Ceramic wall tiling to shower
- Ceramic floor tiles to wet areas
- Laminate floating flooring to kitchen/dining
- Carpet to living, bedrooms and wardrobes

## Insulation

- R4 insulation batts to roof of residence
- R2.5 insulation batts and insulation wrap to external walls

## Electrical and safety devices

- Double power points in white throughout
- Smoke detector direct wired to 240V power supply with battery back up
- 2 x television points and antenna
- Safety switch to meter box
- 2 x prewired telephone/data points
- Bayonet light fittings

## Carport with security roller door

- Colorbond roller door

- Please ask about our deck option -



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life!

## LUCAS LIFESTYLE ESTATE

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