



Our Inclusions

**DESIGNED
TO INSPIRE.**

BUILD TO LAST.



Empowering

YOU TO LIVE BETTER.

WITH FULL INCLUSIONS AND INSPIRED
DESIGN FOR EVERY HOME.



Disclaimer: Images in this brochure may display upgraded features, finishes, and non-standard items that are not included in the base price or Builder's Range Inclusions. Examples include (but are not limited to) driveways, paving, window furnishings, landscaping, fencing, furniture, and homewares. These items are shown for illustrative purposes only and are not supplied by Avalon Living unless expressly stated in your building contract.



With Avalon Living,

WHAT YOU SEE IS WHAT YOU GET. EVERY HOME IS PACKAGED WITH A FULL RANGE OF INCLUSIONS FROM THE START, SO THERE ARE NO HIDDEN SURPRISES. WE FOCUS ON QUALITY FITTINGS, FINISHES, AND COLOURS THAT ARE BUILT TO LAST AND DESIGNED TO IMPRESS.



Preliminaries

- » Full set of architectural drawings ready for construction
- » Engineering Plans
- » Stormwater Plans
- » Geotech Report
- » Site Survey
- » Basix and Nathers Certificate
- » Long Service Levy
- » Syney Water Building Plan Approval
- » CDC application
- » Colour Consultation (4 hours)

Site Costs

- » M Class Slab
- » 180 Lineal Metres Screw Piers to 80Kn
- » Sediment Control
- » Up to 500mm cut and fill
- » Single Phase power up to 10m from boundary
- » Sewer connection up to 10m from boundary
- » Stormwater connection up to 10m boundary
- » Temporary site fence and toilet hire
- » All weather access

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Externals

- » Choice of colorbond steel roof or concrete roof tiles from builders range
- » Colorbond fascia
- » 90mm pvc downpipes
- » Fibre mesh flyscreens and doors
- » Gainsborough Omni tril lock to front entry door
- » 2x Garden taps
- » 450mm wide eaves (subject to design)
- » PGH bricks from our selected range
- » James Hardie Sycon Linea Cladding (subject to design)
- » 3000 Litre poly water tank
- » Fold down clothesline
- » Hume 920mm wide entry door from our builders range



Internals

- » 2400mm ceiling heights
- » 90mm coved cornices through out
- » Sliding mirrors and hanging rails to built in wardrobes
- » Hume internal doors from our builders range
- » Gainsborough internal handles from CHOICE series
- » Single phase air conditioning
- » Hume 68mm architraves and skirtings from our builders range
- » Linen to include 4x white melamine shelves
- » Tiles or hybrid flooring to all living areas from our builders range
- » Carpet to bedrooms (double storey includes first floor) and study

Kitchen

- » 20mm stone benchtops to kitchen and island from our builders range
- » Polytec melamine finish to all cupboards and draws
- » Soft close cupboards and doors
- » 2x sets of 3 bank of draws
- » 900mm Smeg appliances plus 600m Smeg dishwasher
- » Phoenix Arlo tapware
- » Double bowl stainless steel sink
- » Microwave provision
- » 4x white melamine shelves to butlers pantry
- » Waterpoint for fridge



Bathrooms

- » Phoenix Arlo tapware
- » Phoenix Vivid Slimline Twin Shower rose and mixer
- » 1200mm height tiles to bathroom / ensuite and WC
- » 2100mm height tiles to shower
- » Recessed shower niche to all showers (H 400mm x W 600mm)
- » Smart waste tile insert
- » Above counter basin from our builders range
- » Back to wall toilet
- » 1500mm freestanding bath
- » 3 in 1 - 2 globe fan light heater
- » Phoenix Raddi accessories
- » Semi frameless shower screens
- » 20mm stone benchtops to wall hung vanities from our builders range



Laundry

- » 45 litre tub with cabinet
- » Phoenix Arlo tapware
- » Tiled splashback and skirting tile
- » Fan ducted to eaves
- » Smart waste tile insert



Electrical

- » Oyster lights to bedrooms
- » 20 Downlights to ground floor
- » 20 Double powerpoints
- » External weatherproof powerpoint to alfresco
- » 2x data and TV points
- » Intercom with door station
- » Alarm with keypad and 3 sensors
- » Continuous 26L hot water unit
- » 2 LED linear lights to garage
- » Daikin 12 KW Ducted Airconditioner, 4 zones, up to 8 outlets



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Avalon Living

DESIGNED & BUILT JUST FOR YOU.

EXPERTLY CRAFTED, THOUGHTFULLY DESIGNED
SPACES THAT PERFECTLY SUIT YOUR LIFESTYLE.




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Your Dream Home,
**DESIGNED
FOR LIFE.**



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