



Providence Lifestyle Housing Specification

KITCHEN

Benchtops: Stone Top with waterfall end to breakfast bar as per Designers colour scheme boards.

Cupboards: Sheen finish Melamine cupboards & drawers (includes overheads) Soft close Doors & Drawers.

Splashback: Tiled splashbacks as per colour scheme boards.

Cooktop: Westinghouse Ceramic Electric Cooktop.

Oven: Westinghouse 600mm Stainless Steel.

Microwave: Westinghouse Stainless Steel.

Rangehood: Westinghouse integrated Stainless Steel.

Dishwasher: Westinghouse Stainless Steel (n/a to 1 bedders).

Sink & Mixer: Stainless Steel 1+3/4 bowl sink with chrome Gooseneck mixer.

Water Filter: WFA HiFlow Inline - Installed below sink, attached to mixer.

ENSUITES, BATHROOMS & LAUNDRIES

Vanities and Basins: white Ceramic basin - Sheen finish Melamine cupboards w/Laminate benchtops as per colour scheme boards.

Taps: Quality chrome flick mixer and Chrome pop-up plug and waste.

WC: Quality china pan and cistern with soft close seat and lid.

Shower / Taps: Quality chrome mixer with adjustable height handheld shower head.

Laundry: Inset Stainless steel trough with chrome mixer tap (unless otherwise noted on plans).

Toilet Roll Holders: Chrome as per selected range.

Towel Rail: Chrome double towel rail.

Soap Holder to Shower: chrome.

Shower Screens: semi-frameless clear laminated glass Shower screens w/ pivot doors.

Mirrors: Framed Mirrors to bathrooms/ensuites.

Floor Tiles: 300mm x 300mm Ceramic floor tiles as per colour scheme boards.

Wall Tiles: 400mm x 200mm Ceramic wall tiles as per colour scheme boards .

GENERAL SPECIFICATIONS

Window and Sliding Doors: Powder coat Aluminium window frames.

Flyscreens: Provided to all openable windows and sliding doors.

Roofing: Colorbond roof sheeting with insulation. Colorbond gutters and downpipes.

Foundation / Slab: Concrete reinforced slab and footings to structural engineers details.

External Walls: Steel Stud wall frames, fully insulated w/ Acoustic Lining as per council requirements + CFC External Cladding as per plans.

Internal Walls: Steel Stud wall frames w/plasterboard lining & 75mm cornice .

Ceilings: 2410mm high ceilings generally throughout unless otherwise noted.

Main Floors: Quality timber look vinyl planks to living & 100% Polyester plush carpets to bedrooms.

Doors: Solid Core feature door to main entry. Hollow core internal doors.

Garage Doors: where applicable.

Internal door fixtures: Delf Lever in Satin Chrome.

Skirting: 67mm splayed MDF painted skirting throughout.

Built-in Robes: Sliding doors to built-in robes with shelf and hanging rail.

Air-conditioning: Fujitsu Split Reverse Cycle A/C's (heating and cooling) to Living and Master Bedroom.

Hot Water System: Rheem Electric Storage system.

Clothesline: Wall mounted, tilt up.

Plumbing Fixtures & Fitting Schedule

<p>KITCHEN</p>  <p>Westinghouse 600mm Multifunction Oven</p> <p>To kitchen cabinetry as indicated</p>	<p>KITCHEN</p>  <p>Westinghouse 600mm Ceramic Cooktop</p> <p>To kitchen cabinetry as indicated</p>	<p>KITCHEN</p>  <p>Westinghouse Integrated Rangehood</p> <p>To kitchen cabinetry as indicated</p>	<p>KITCHEN</p>  <p>Westinghouse Stainless Steel Dishwasher</p> <p>Kitchen as indicated</p>
<p>KITCHEN</p>  <p>Westinghouse Built in Microwave</p> <p>Kitchen as indicated</p>	<p>KITCHEN</p>  <p>WFA HiFlow Inline Water Filter System</p>	<p>KITCHEN</p>  <p>Mizu Drift Gooseneck Kitchen Sink Mixer</p>	<p>KITCHEN</p>  <p>Seima Kubic Kitchen Sink with drainer</p>
BATHROOMS			
 <p>Basin Type 1 & 2 - Ceramic</p> <p>To vanity basins</p>	 <p>Bathroom Basin Mixers Type 1 & 2</p>	 <p>Mizu Drift Single Waterrail Chrome Shower Rose and Flick Mixer</p> <p>To all showers as indicated</p>	 <p>Modia Wall Faced Ceramic Toilet Suite</p> <p>To all bathrooms/ensuite as indicated</p>
OTHER			
 <p>Laundry Acero Stainless Steel Trough and Base Sink Mixer</p> <p>Laundry Trough</p>	 <p>Roller Blinds – Semi and Full Block out</p> <p>Window Treatments</p>	 <p>Satin Chrome & Cavity Sliders where applicable</p> <p>Door Furniture</p>	 <p>Gas BBQ Provided</p>

Specifications are subject to change without notice due to supply, availability or design considerations