

Prestige Inclusions

48 McDonald St, Hawthorne



External Features:

Balustrade.....	Frameless 10mm on stainless steel fixtures
Decking	140mm x 19mm wide Kwila decking fixed with combination of stainless steel and galvanized batten screws.
Eaves.....	Vented eaves to assist cooling of roof space
Driveway	Premium exposed aggregate "Salt & Pepper" with sealer coat and kerb cut out.
Entry Door.....	Cedar contemporary 1200mm wide x 2400mm high door
External Cladding ...	Sycon Linea, Matrix, and FC combined as displayed.
External Gates:	Laser cut electric driveway gate and pedestrian gate – these can be controlled by remotes and also via CBUS integrated electrical system.
Fencing	Block wall with integrated timber panels and stainless steel letterbox to front. Timber fencing elsewhere.
Hot Water Unit	Rinnai Infinity 26L instantaneous gas HWS.
Insulation	Acoustic: R2.5 Sound Screen batts installed between floor joists of upper / lower level. Also installed to wall between WIR & RETREAT and WIR ceiling. External Walls; (ALL): 2.5r 90mm Batts. Roof: 55mm insulation blanket with foil.
Laundry Door	Hume XF8½ glass door with VJ feature panel.
Door Furniture (ext).	ENTRY: Gainsborough Senator Pull Handle SC 370mm. Roller Bolt mortice lock 60mm double cylinder deadlock. GARAGE & LAUNDRY: Gainsborough Contemporary Precise - Double Cylinder. Smooth Square Deadbolt SC w double cylinder
Outdoor 'KITCHEN'	Benchtops: Caesarstone™. BBQ: Built in Grandfire Deluxe 42 in built version gas BBQ. Range hood: Condari Baltimore externally ducted commercial grade. Sink: Abey under mount single bowl with Arcisan Eneo chrome sink mixer. Fan, lighting, and external speakers.
Pool	Concrete in ground salt water pool. XXX finish to concrete. Tiling: Mosaic glass tiles to waterline, steps, and wall. Water fall feature. 12mm toughened Frameless glass fencing. Multi-coloured feature lighting. Premium grade pump and control equipment.
Roof & Gutter.....	Colorbond™
Skirt Battens	Kwila hardwood under perimeter of building with two hinged gates
Taps	2 external house taps.
Verandah Flooring...	140x19mm wide kwila hardwood fixed with galvanized & stainless steel batten screws.
Water tank & pump	3000 litre water tank with electric pump.
Windows	Double hung aluminium. Keyed alike window locks.
Window Blades	Included over external windows as shown.



Front View



Pool / Deck



Front Verandah



Water Tank / Pump

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Internal – Tiling:

Tiles	Porcelain / rectified edge tiles throughout - generally full wall to cornice as shown.
Butler's Pantry	Glass Splash back.
Kitchen	Glass Splash back.
Laundry	Floors and mosaic tiling to bench top.

Internal – Bathroom & Laundry Features:

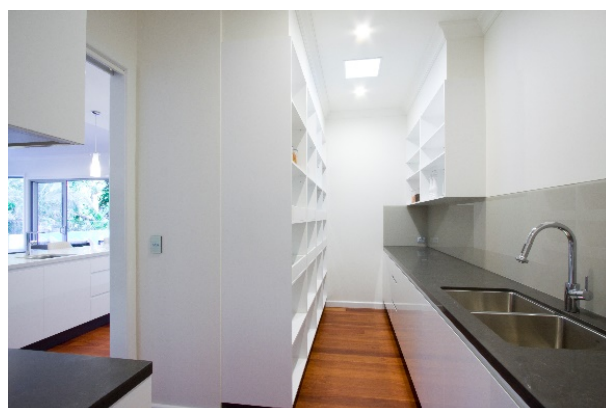
Basins:	Villeroy & Boch Loop undermount china basins & Argent Evo semi-recess china basin.
Bath	BATHROOM: Bette Select white metal bath with Argent bath filler. ENSUITE: Bette Lux white metal bath with Argent bath filler.
Bench top	Caesarstone TM
Laundry	Bench top: Caesarstone. Cabinetry: Extensive cleverly designed storage including in built ironing board. Chute: Cabinet maker built chute from upstairs cupboard to Laundry benchtop. Tub: Abey Leichardt 45 litre stainless steel undermount tub. Tapware: Abey gooseneck sink mixer with pull out spray.
Mirrors	Frameless polished to length of vanity.
Shower	Frameless 10mm.
Tapware	Gessi Via Manzoni mixers. Conserv Riviera shower rail system with Hansgrohe hand showe.
Toilet Suites	Villeroy & Boch wall faced toilet pan with Grohe inwall cistern & Cosmo chrome buttons.
Towel Rails	Eneo rails and roll holders. Ensuite: Polished Stainless steel heated towel rail.



Ensuite



Bathroom 2



Butler's Pantry

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Internal – General Features:

Air Conditioning	Daikin 3 phase multi zone ducted air conditioning unit.
Carpet	BED 1, 2, 3, 4, MEDIA, and STUDY: 'Silk Indulgence' wool carpet with premium grade underlay.
Ceiling Height	3.0m (10 foot) downstairs. 2.7m (9 foot) upstairs. 6m entry void ceiling.
Curtains	BED 1 – Double layer. MEDIA: Block out pelmet curtains
Fireplace	Lopi 6015 GS2 Fireplace with: Black Glass, Black Enamel Liner, slim line 10mm fascia trim, Driftwood Log Media.
Flooring (Garage) ...	Epoxy resin flake flooring
Flooring	Select Grade 120x19mm Sydney Bluegum hardwood, polished, is included to all hallways and living areas (not bedrooms). This is laid on top of a structural sheet floor. Finished with 3 coats Treatex Oil.
Frames & Trusses...	"H2 Blue" <u>treated</u> timbers to wall frames and trusses.
Internal Doors	2340mm high Hume HA5 internal doors.
Door Furniture	Gainsborough Precise passage lever set with square back plates. Magnetic door stops as shown.
Internal Linings	Plasterboard to walls and ceilings throughout except Bathrooms and Ensuite (wet area specific board). Cornice: Boral 'New York' 90mm plaster cornice.
Linen & Storage	Both built by carpenter with four shelves and timber trims.
Mouldings	Architrave: 68mm x 18mm FJ Pine Bullnose profile. Skirting; 90mm x 18mm FJ Pine Bullnose profile.
Stairs (Internal)	Polished 'Sydney Bluegum' <u>Hardwood</u> .
Vacuum Aide	Premium Vacu-Maid with 7 wall points throughout the home with vacu-sweep in KITCHEN.
Wall Paper	US imported cloth wall paper in BED 1 & MEDIA (not vinyl!)



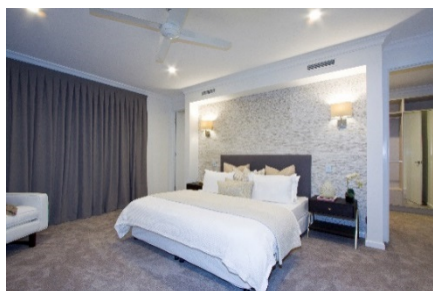
Entry Foyer



Lounge



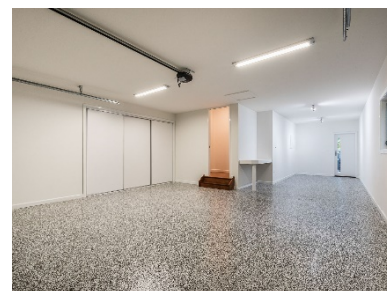
Entry Foyer



Master Bedroom



Rear Entertainment Deck



Garage

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Internal – Electrical Items:

CBUS	CBUS home auto (lighting control, AC, Security, Gate control, scene setting, audio control). Wall mounted IPAD.
Intercom	Multi-station video intercom system.
Lighting fixtures	Extensive range of premium light fittings installed including: two crystal chandeliers in ENTRY, LED throughout (most dimmable), LED strip lighting to Kitchen cabinetry and under stair well central handrail, BATHROOM: Ventalux Duo Elite heat lamp extraction fan, ENSUITE: Linear 1000w Heat lamp & extraction fan.
Light Points	Extensive number of internal and external light points.
Fans	Beds 1-4 + RETREAT
Meter Box	At street in wall with sub-board in garage.
Power Points	Extensive number of internal and external power points.
Security System	Hills security system with CBUS interface.
Smoke Alarms	Photoelectric hard wired and interconnected to all bedrooms, connecting hallways, and as required.
Solar Lights	Solar mounted lights in BATHROOM (lower), BUTLERS PANTRY & LAUNDRY will reduce energy consumption.
Speakers	LIVING & EXTERNAL DECK: Yamaha Ceiling Speakers. MEDIA: Niles Surround sound ceiling speakers. All controlled via central amp and CBUS .
Switches	Clipsal 'Saturn Collection' Ocean Mist switches throughout.
Sundry	Multiple Telephone sockets and USB charging points.
TV Points	BED 1 & RETREAT: pre-wire TV with access point for seamless future installation. LIVING: TV wall mounting bracket and connections.
Wi-Fi extenders	Ceiling mounted Wi-Fi extenders installed in multiple locations.

Internal – Kitchen & Butler's Pantry:

Bench Tops	CaesarStone™ 40mm thick waterfall bench tops in Kitchen. Same in Butler's Pantry except non-waterfall.
Cupboards	Combination of 2-pac and Polytec doors. Blum soft close fixtures.
Appliances	Cooktop: Miele 800mm Ceramic gas cooktop. Model No: KM 3034 G Dishwasher: Miele integrated dishwasher in BUTLERS PANTRY Model No: G 4263 SCVi Drawer: Miele Gourmet warming drawer. Model No: ESW 6229 Microwave: Miele Microwave oven with grill. Model No: M 6262 TC Oven: Miele 60cm 76 litre pyrolytic multi-function programmable oven. Model No: H 6260 BP Steam Oven: Miele . 32 litre Combi steam oven. Model No: DGC 6400 Range hood: Miele 70cm built-in range hood. Model No: DA 2270. External Ducting is included.
Sink	BUTLER'S PANTRY: Abey undermount double bowl sink with accessories. KITCHEN: Abey undermount.
Taps	BUTLER'S PANTRY: Hansgrohe Talis sink mixer with pull-out spray. KITCHEN: Arcisan Eneo chrome sink mixer.



Kitchen

Other Information:

Exclusions (unless otherwise agreed)	Amplifier in MEDIA room. TV in Living room (wall mounting bracket remains). Meile Fridge in Kitchen. Wine Fridge – Vintec 170 bottle (internal) + Vintec (external bar fridge)
Guarantees	Six-year structural guarantee.
	All measurements indicated are approximate and may vary on site.