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Avant  
Townhomes  
*inclusions*

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Exclusively for Avant Townhomes *at Aureus*

**AVANT**  
TOWNHOMES

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# Thousands of decisions

## One objective

Every Avant Townhome involves many thousands of decisions on the components of your new home. And we put an enormous amount of time and effort into every one of those decisions – with a single objective.

Our aim is to provide the very best possible product for your investment. It's not just about the immediate impact of luxury appliances and finishes.

Everything has been carefully selected to fit and work well together, look good and last a lifetime.



## DESIGN APPROVALS AND INSURANCE

- The Town Planning Permit Drawings referred to in this document are those included in the contract of sale
- All Architectural, Structural, Civil and Landscaping design and approvals
- Town Planning Permit, Building Permit and associated fees
- 12 Months contractual defects liability period with builder
- Insurance as required under the Home Builders Act
- Select one of 4 individual internal colour schemes

## ENERGY EFFICIENCY

- In compliance of National Construction Code (NCC) 2019, this energy efficiency is achieved through the application of environmental design principles relating to; insulation, glazing, building materials, construction configuration, dwelling orientation, external shading elements on windows etc.
- Solar panel system between 3.0 - 5.0kw with inverter (Non hybrid)

## SERVICES CONNECTIONS

- Connections to Potable Water, Recycled Water, Sewer, Stormwater and Electricity
- Telecommunications account set up and connection included with four week internet connection
- 1 external water tap in rear or front yard
- 1 external recycled water tap in rear or front yard

## SITE COSTS

- Rock excavation/removal (if required) is included

## STRUCTURAL

- Nominal ceiling heights (excluding kitchens, bedrooms, laundries, garages and bathrooms):

Area	Townhouse & Apartment
Living/Dining	2700mm
Bathroom/Bedroom/Passage/Laundry/Garage/Entry/Kitchen	2400mm

### Notes:

Nominated dimensions are to the face of structural elements, i.e. exclude floor finishes, plasterboard and etc.

- 300mm open web floor truss system or equivalent

- Timber or steel sizes and framing in accordance with Australian Standards and Structural Engineer's requirements
- Plantation pine wall frames (90mm) or steel & pre-fabricated roof trusses or equivalent
- Proprietary party wall system where required (Boral/CSR Shaftliner or equivalent)

## INTERNAL FINISHES

- 10mm plasterboard to walls and ceiling. Wet area plasterboard where required by Building Regulations
- Square set throughout, i.e. no cornices.
- Skirting – Square edge without bevel
- Architraves – Square edge without bevel

## INTERNAL DOORS

- Flush panel Redicote doors or equivalent generally 2040mm high by 820mm wide
- Satin Chrome lever handle passage set, or equivalent. Privacy latches to bathroom, ensuite and powder room
- Flush pull handles to cavity sliding doors or equivalent (where included)
- Satin chrome door stops or equivalent

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## PAINTWORK

- Premium 3 coat matt acrylic paint system to walls  
Single colour
- Flat acrylic paint to ceilings
- Acrylic paint system to external areas (refer colour schedules)
- Gloss enamel paint to main entry door, internal doors & woodwork

## STAIRCASE

- Polished hardwood timber stairs
- Dressed hardwood timber handrail and capping with clear finish

## ROBES/LINEN

- Robe doors – proprietary sliding door system
- Master walk in robe fit out – White melamine shelf, chrome hanging rail and combined shelf and draw unit
- Other bedroom robe fit out – white melamine shelf, chrome hanging rail and combined shelf and draw unit as shown on Town Planning drawing
- Linen cupboard – four fixed white melamine shelves

- Coat cupboard (where applicable) – white melamine shelf and chrome hanging rail

## JOINERY - LAYOUT

- Kitchen – Layout as shown on Town Planning Drawings including 920mm high bench, with 20mm thick reconstituted stone benchtops and under bench cupboards/drawers, all with metal runners.
- Pantry – four fixed white melamine shelves
- Ensuite, Bathroom – wall mounted vanities
- Laundry – 920mm high benchtop with underbench cupboards and broom cupboard (design specific, refer to drawings)

## JOINERY - FINISHES

- 2 PAC and laminate finish to joinery. Refer to contract plans
- Hafele hinges and drawer runners or equivalent
- Refer colour schedules for joinery colours, materials and handles

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## FLOOR COVERINGS

- Engineered timber floors to townhouses and ground floor apartment only to entry, kitchen, dining & lounge area
- Floating timber floors to upper apartment only to entry, kitchen, dining & lounge area
- All wet areas (bathroom & laundry) tiled with 100mm skirting tile
- Quality carpets to all bedrooms. Refer to colour schedules
- Garage floor plain concrete finish

## WALL TILING & KITCHEN SPLASHBACK

- Tiled kitchen splashback. Refer to finished schedule
- Wall tiles to wet areas as shown on drawings provided
- Shower tiles full height to ceiling

## APPLIANCES

- Ilve (or equivalent) stainless steel appliances
- 90cm wide, 4-burner/zones induction cooktop
- 90cm wide fan forced electric oven
- 90cm wide undermount slide out ducted rangehood
- Dishwasher

## HEATING / COOLING

- Reverse cycle split system air conditioning to living area and bedrooms

## PLUMBING FIXTURES

- Electric storage hot water unit
- Close coupled toilet suite
- Black finish tapware
- Basins – ceramic or equivalent
- Kitchen sink – double stainless steel under-mount sink
- Laundry – stainless steel inset trough
- Recessed (No Step) shower bases with feature tiling as shown on drawings
- Shower screens – semi frameless, clear laminated glazing 2000mm high
- Mirrors over vanities as shown on drawings
- Black finish to toilet roll holder and towel rail to bathrooms
- Recessed tiled shower niche's

## ELECTRICAL

- Fixed white Low Energy LED downlights throughout with 10W warm white globes. Refer drawings for number and location

- Multi way light switch to entry and stairwell where applicable. Refer to drawings
- Front porch, balcony and rear alfresco external lighting where applicable. Refer to drawings
- Double power points. Refer drawings for number and location
- Single power point to fridge, garage door motor, dishwasher, oven cooktop and rangehood locations (as applicable)
- White Clipsal Classic 2000 or equivalent switch plates and GPOs throughout
- Weatherproof GPO for HWS and outdoor alfresco
- Internal switchboard with safety switch(es) provided in switchboard as required by Building Regulations
- Smoke detectors hard wired in accordance with Australian Standards with battery backup
- Exhaust fans above WC's and above showers, fitted with draft stopper, exhaust to outside air
- 2 phone points
- 2 TV points
- 55" Flat Screen TV mounted

## EXTERNAL DOORS & WINDOWS

- Front Entry door solid 2040mm high by 820mm wide timber stained finish
- Stainless Steel door hardware
- Door seals to external hinged doors (excluding door frames with integral seals)
- Powdercoated aluminium framed windows and sliding doors. Sizes as indicated on drawings
- Low E standard glazing throughout (or modified to suit energy requirements) excluding front door side light window
- Frosted glazing to Bathroom, Ensuite, WC (where required)
- Fibre mesh flyscreens to all opening windows
- Privacy screens as shown on Town Planning Drawings to be framed powdercoated aluminium

## ROOFING

- Roofing material as per Town Planning Drawings
- All roof flashings, cappings, gutters, downpipes and the like to be colorbond finished steel

## GARAGE

- Sectional overhead garage door
- Remote control with 2 handsets to garage door
- Plasterboard lined walls or face brickwork
- Plasterboard lined ceiling

## EXTERNAL FINISHES

- Combination of brickwork and lightweight cladding as shown on the Town Planning Drawings
- Eaves lining as shown on the Town Planning Drawings, painted fibre cement sheet lining
- Porch ceilings - painted fibre cement sheet linings

## EXTERNAL WORKS

- Fully landscaped outdoor areas
- Clothesline Hills Paraline (or similar)
- Paling / batten side and rear boundary fences
- Coloured concrete paving to front path
- Coloured concrete driveway
- Designer tiles on concrete slab to outdoor living areas