

Wonga RISE

Exclusive 7 lot luxury house development

This exclusive development sits high above Wonga road on a private secure 7 lot town-house subdivision, finished with quality fixtures and fittings each allotment has ample open space to entertain or kids to play with lots starting at 330sqm up to the largest on 516sqm.

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Inclusions List

EXTERNAL CONSTRUCTION

PRELIMINARIES & CONNECTION OF SERVICES	Working drawings, engineering, soil tests, site assessment and building permit fees Connections to gas, electricity, water, sewer, stormwater, and provision for telephone connection Optic fibre underground pipe provision only (NBN access to estate is subject to national NBN roll-out)
FOUNDATIONS	Slab to engineer's design Termite treatment as per Council Permit requirements
FRAMING	Timber framing & roof trusses to Australian Standards Engineers trussed roof structure as per plans
EXTERNAL	Face Brickwork to ground floor, feature cladding and render to first floor according to planning permit. Colorbond gutter, fascia and down pipes Concrete roof tiles Semi-solid feature entry door with entry handle and deadlock Stainless steel external hinges External door seals to all external access doors All external swing doors to be 'keyed alike' locks Powdercoated aluminium windows and sliding doors Fly screens to all openable windows



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Inclusions List

INTERNAL CONSTRUCTION

FLOORING	Quality tiled floors to bathroom, laundry and wet areas Quality carpet and timber flooring to all other areas
GENERAL	Square set cornice ceilings throughout 67x18mm Lambs Tongue painted architraving 92x18mm Lambs Tongue painted skirting Three-coat interior paint to internal walls, ceiling and architraves Roller blinds throughout excluding door sidelight & stairwell / highlight windows 2700mm Ground Floor Ceiling Height 2550mm First Floor Ceiling Height (*design specific)
INTERNAL DOORS	2340mm Flush panel Redicote doors with chrome door stops Lever handle chrome door furniture
STAIRS	MDF painted internal stairs with carpet, painted baluster wall with capped timber hand rail (*design specific)
ELECTRICAL	GPOs and hardwired smoke detectors with battery backup installed as per electrical plan Exhaust fans As indicated on working drawings (bathroom, ensuite and laundry) TV Point TV point to lounge, family and master bedroom including antenna Data Points to study and lounge (*design specific) Telephone Point Pre-wired to two points, kitchen and mater bedroom RCD safety switch and circuit breakers to power circuits Internal switchboard where available Double / Single power outlets throughout (as per electrical plan) Internal Light Points 70mm LED downlights fitted to light points as shown on electrical plan External Light Points External downlight to entry Bunker light to external doors



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ENVIRONMENT

ENERGY EFFICIENCY	'6 Star' Energy Assessment Ceiling insulation according to Energy Assessment Wall insulation batts with sisalation wrap according to Energy Assessment Option 1* Water tank and Continuous gas hot water system Option 2* Gas boosted solar hot water system *Options determined by council requirements / Energy assessment
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HEATING & COOLING	Zoned Gas Ducted Heating and Air-Conditioning
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KITCHEN

SURFACES	Caesarstone bench tops Timber flooring Glass splashback Under mount double bowl stainless steel sink, 'AAA Rated' chrome mixer tap Pantry with white melamine shelves Vinyl wrap cupboard doors with selected chrome handles
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APPLIANCES	900mm stainless steel free standing Ariston duel fuel Electric oven and gas cooktop (CP059MD(X))* 900mm Ariston Canopy Rangehood ARCH90BIX* Stainless steel Ariston dishwasher (LFB5M019X AUS)* Ariston Microwave MWA122.1X
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BATHROOMS

Porcelain floor tiles with tiled skirting
Clear pivot type laminated safety glass shower screen with Semi frameless aluminium frame
Streamline Axus AX02315 shower with slide rail and handshower set top Diverter
Tiled shower base(s)
White Freestanding bath Decina Surrey 1700
Caesarstone bench tops
Vinyl wrapped vanity unit doors
Fienza Reba above counter round basin
Chrome mixer tapware 'AAA Rated' Streamline Axus
Quality tiles to walls in shower recess
Mirrors with polished edges set above all vanities
Streamline Axus Chrome towel rail or rings and toilet roll holders
Grange Toilet suite wall face

BEDROOMS

One white melamine shelf and hanging rail in master walk-in robes
Built in drawers and cabinetry
Robe shelf tower to balance of bedrooms
Mirror sliding robe doors
Carpeted throughout including robe floors



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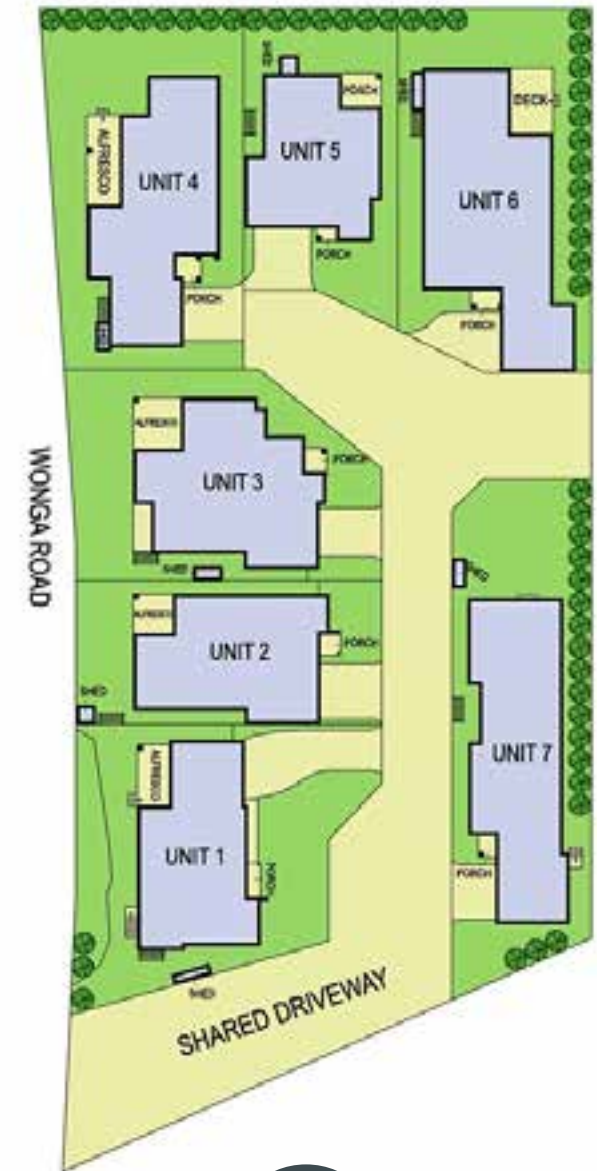
Inclusions List

LAUNDRY 45 litre insert laundry trough with laminated cabinetry and benchtop including overflow and by-pass with mixer tapware 'AAA Rated'
Tiled splashback to trough
Porcelain floor tiles with tiled skirting

GARAGE & CARPORTS* Colorbond sectional garage door with two remote controls
Single linea fluourescent ceiling light and power point to garage internal
Internal access door*
External weatherproof hinged door to rear yard*

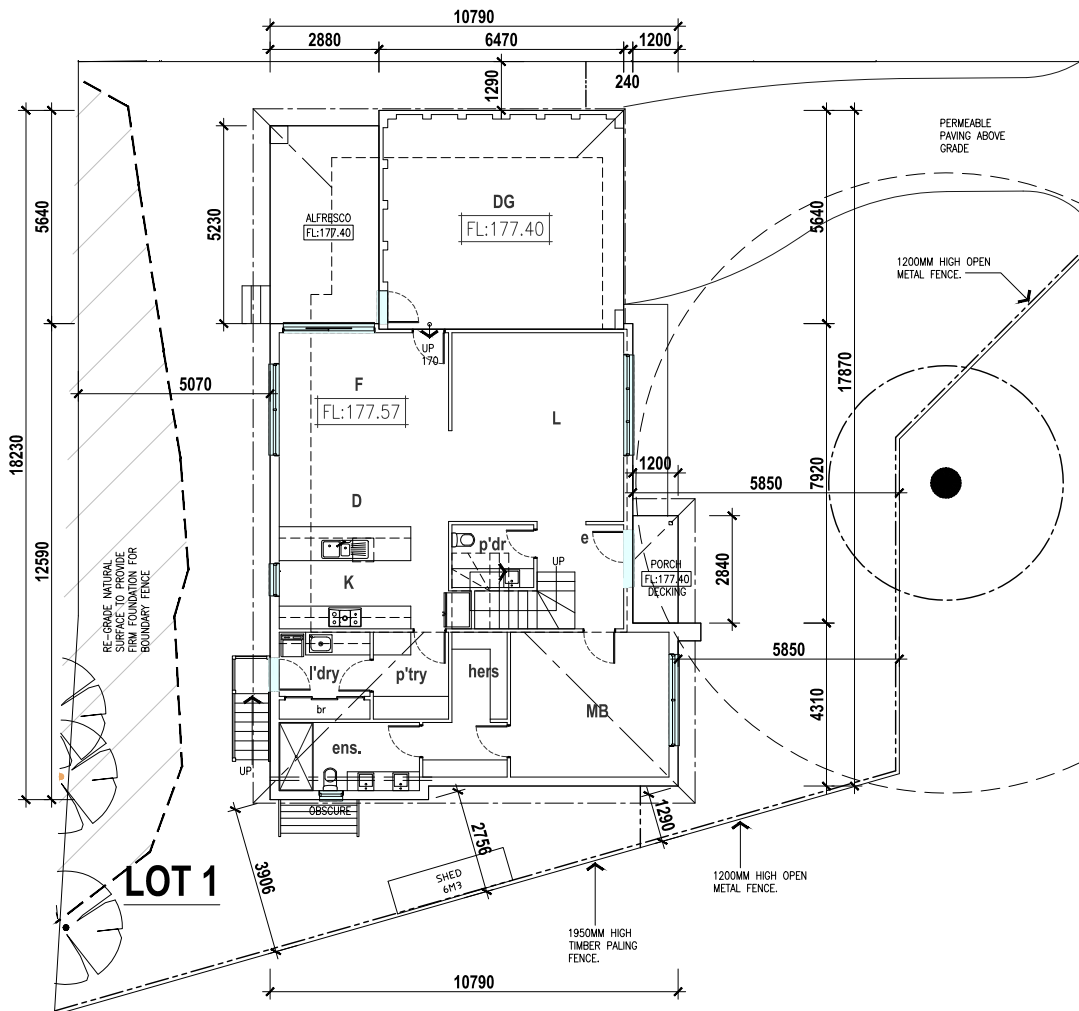
OUTDOORS Coloured concrete driveway and path to front door - entry to be tiled
Numbered letterboxes located according to planning permit
Powder coated steel clothesline (ground or wall mounted)*
Landscaping (*as per Town Planning requirements)
Instant turf to front and rear yards
Watering system to front and rear yards with Auto timer
Two external garden taps front and rear of property
Timber decks to rear sliding doors and Alfresco
Timber decks to covered Alfresco area
Public lighting where applicable
Fencing fully supplied common areas and rear yard fencing as per town planning

*Product specific. Refer to working drawings and your client manager. *Artisan model numbers listed are dependent on product availability at the time of construction. Model numbers are subject to change without notice. Mainline Developments standard inclusions list.



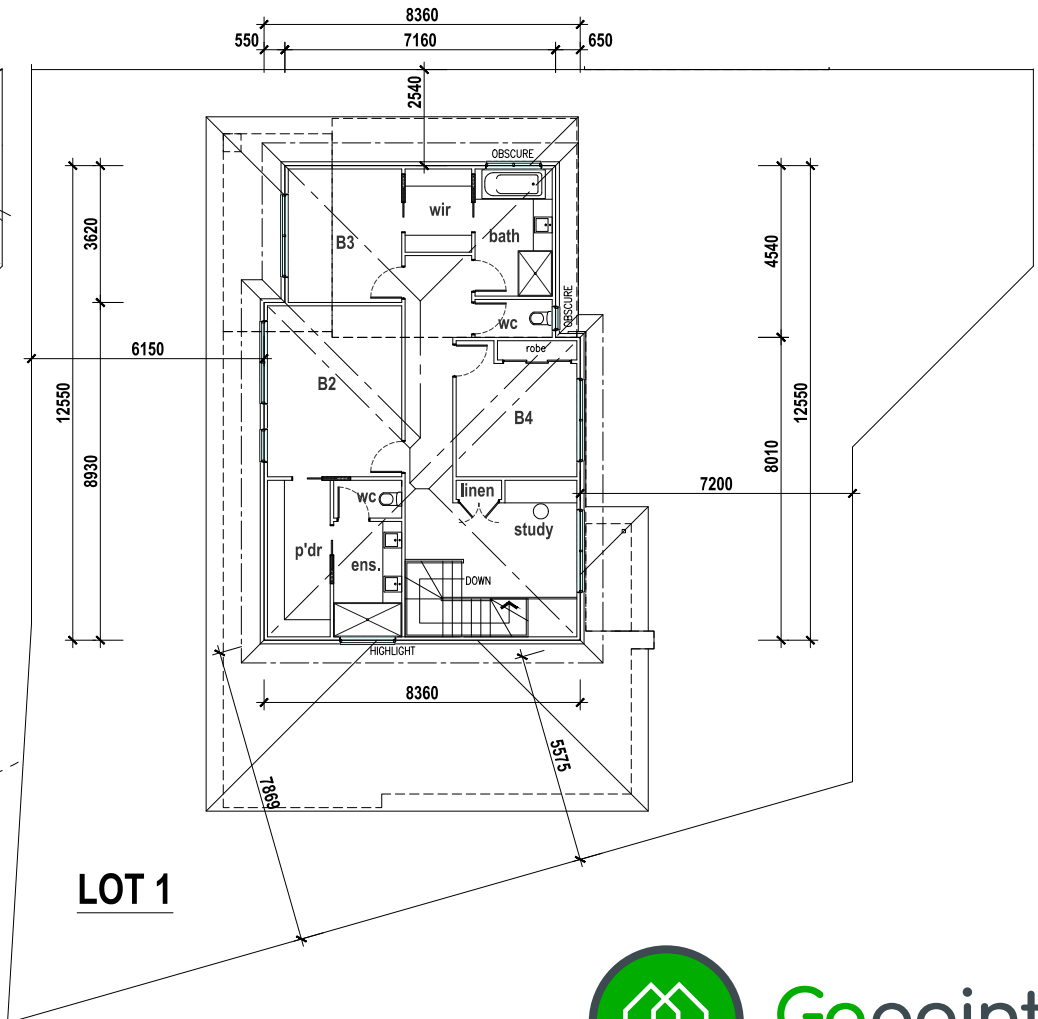
Wonga RISE

1/110-112 Wonga Road, Ringwood



GROUND FLOOR PLAN

SCALE 1:100

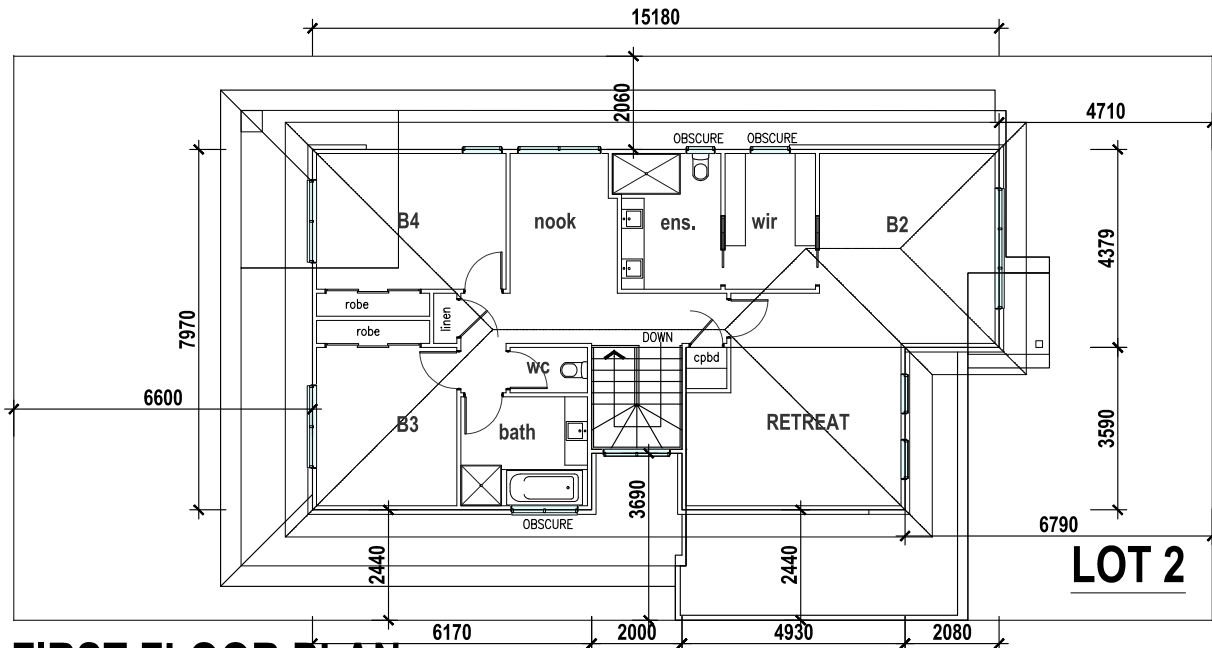


FIRST FLOOR PLAN

SCALE 1:100

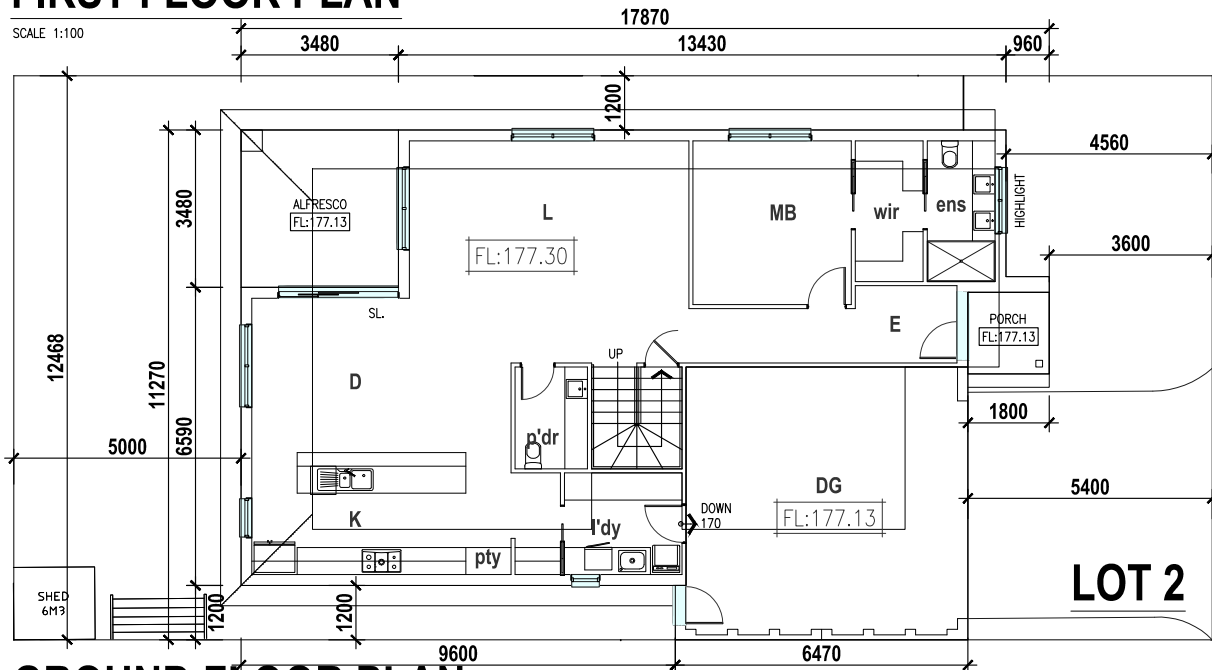


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FIRST FLOOR PLAN

SCALE 1:100



GROUND FLOOR PLAN

SCALE 1:100

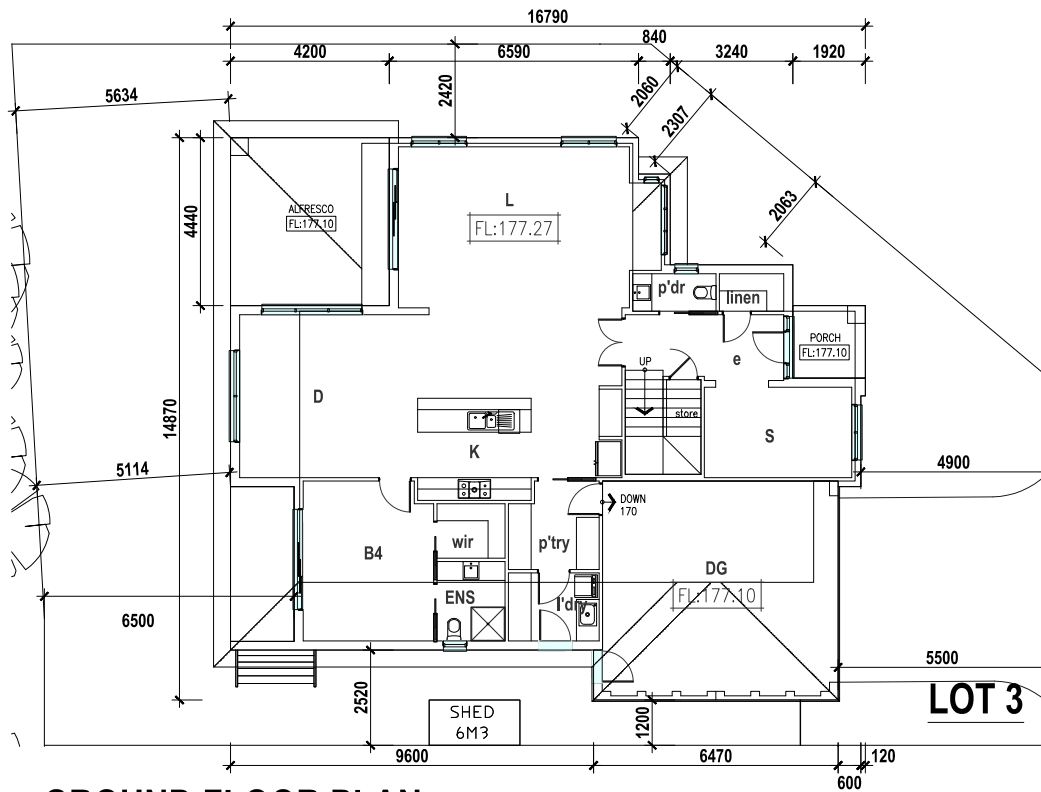


2/110-112 Wonga Road, Ringwood

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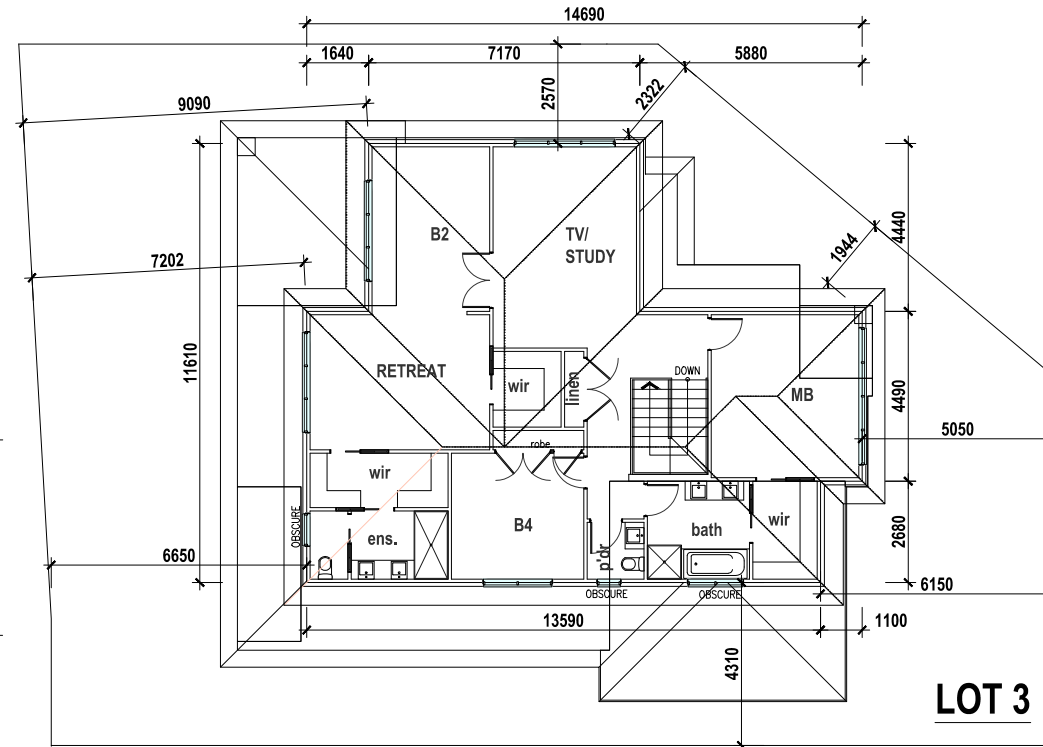


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GROUND FLOOR PLAN

SCALE 1:100



FIRST FLOOR PLAN

SCALE 1:100



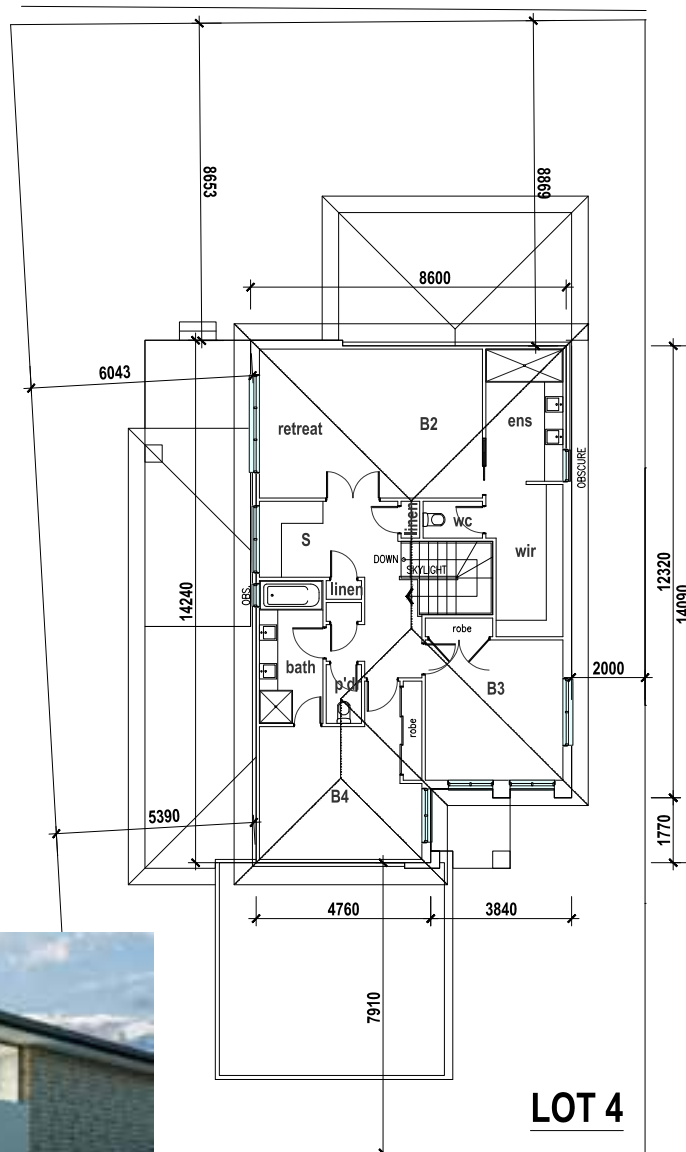
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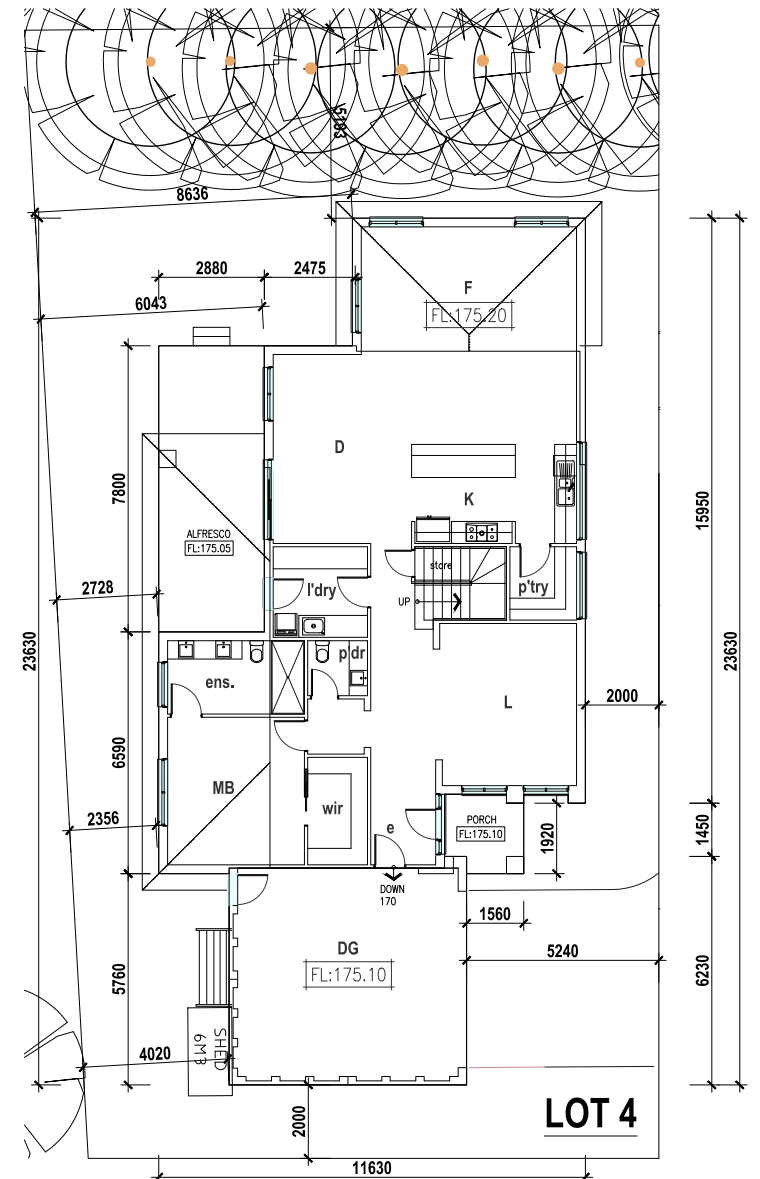
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FIRST FLOOR PLAN

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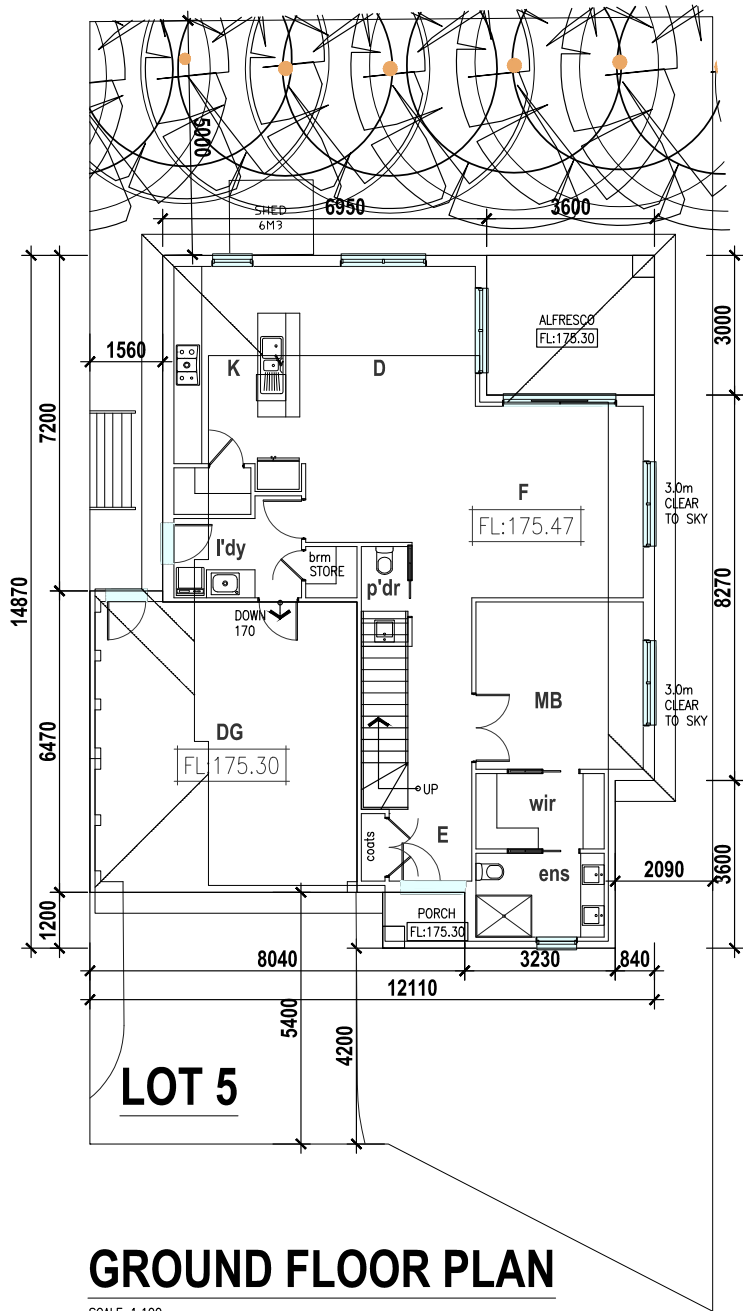


GROUND FLOOR PLAN

SCALE 1:100

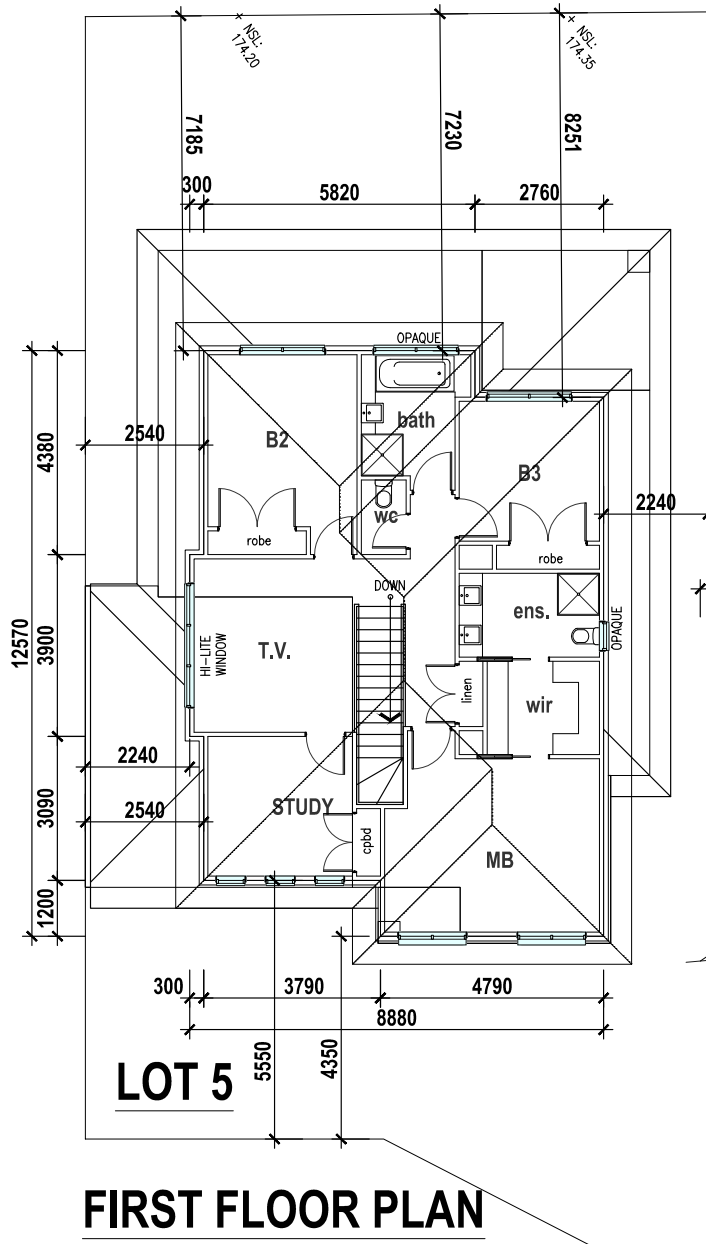


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GROUND FLOOR PLAN

SCALE 1:100



FIRST FLOOR PLAN



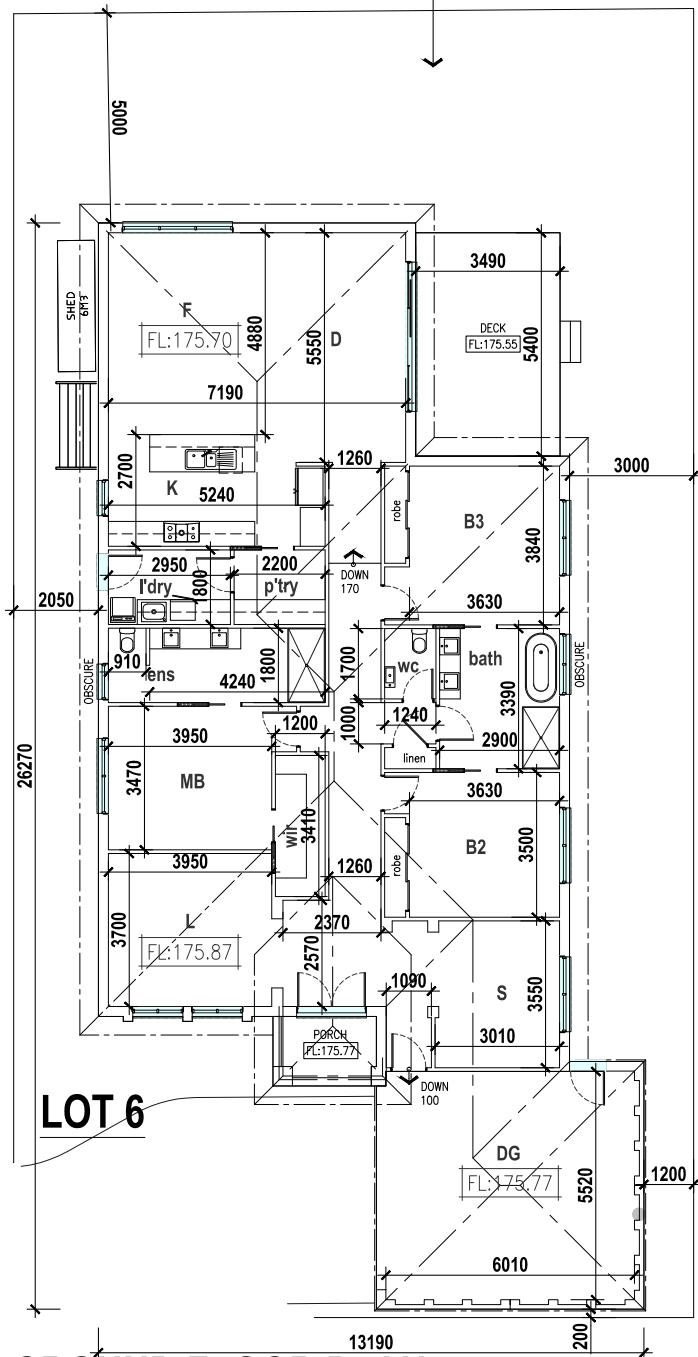
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ESTIMATED TREE LOSS TO ALLOW FOR SEWER CONNECTION (IF REQUIRED)



GROUND FLOOR PLAN

SCALE 1:100



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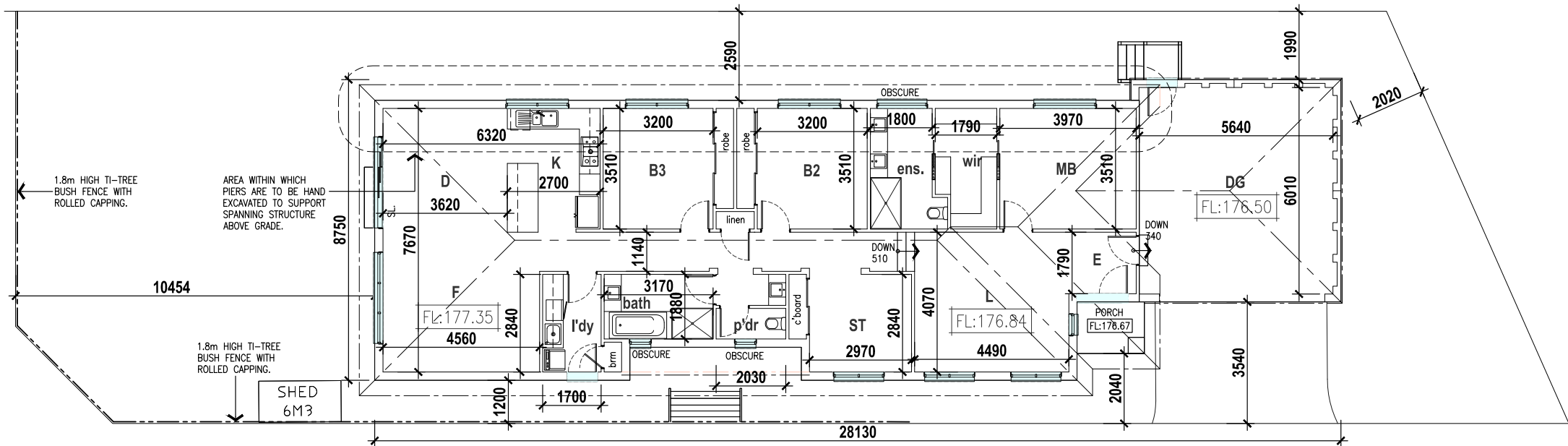
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GROUND FLOOR PLAN

SCALE 1:100

LOT 7



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