

AMARA

by AVID Property Group

INCLUSIONS

Artist impression only

External Inclusions		
Slab & Footings		Concrete slab & footings
Roof		Colorbond roof
Walls		Brick veneer, render and/or lightweight cladding (Refer Plans for detail)
Insulation		As per Energy Efficiency Report
Doors	Entry door	Painted or stained timber door
	Door hardware	Satin chrome
	External doors	Painted timber door or aluminium framed sliding glass door
	Garage panel lift door	Automatic garage door with remotes
	Screens	Flyscreens to sliding doors
	Furnishing (sliding doors)	Blockout style roller blinds throughout (excl. Laundry & Garage)
Windows	Windows	Aluminium framed windows with locks
	Screens	Flyscreens to openable windows
	Furnishing	Blockout style roller blinds throughout (excl. Kitchen feature splashback window, Bathroom, Ensuite, WC, Powder, Laundry, & Garage)
Floor	Patio floor	Tiled finish
	Driveway	Exposed aggregate finish
General	Clothesline	Powdercoated folding clothesline
	Letterbox	Aluminium & timber letterbox
	Fencing	Timber boundary fencing
	Landscaping	To front, side & rear of home
	Solar system	3.1kW Solar panels (expandable) & 8kW Inverter

Internal Inclusions		
Ceiling Height		2570 to ground floor, 2440 to upper floors
Floors	Carpet	As per builders range
	Tiling	As per builders range
Walls	Wall & ceiling junction	Square set throughout, excluding Bedrooms, Robes, Laundry, Powder, WC, Garage, & all Storage areas. 90mm Cove cornice elsewhere
Doors	Internal doors	Profiled timber door with paint finish
	Internal door hardware	Satin chrome
	Robes to bedrooms	Mirrored sliding door
Kitchen	Benchtop	Stone benchtops
	Tapware	Chrome, Black, or Brushed Nickel finish
	Sink	Stainless steel undermount sink
	Oven	Dark stainless steel electric oven
	Cooktop	Black glass electric induction cooktop
	Rangehood	86cm Dark stainless steel rangehood
	Dishwasher	Dark stainless steel dishwasher
Bathroom & Ensuite	Benchtop	Stone benchtops
	Tapware & fixtures	Chrome, Black, or Brushed Nickel finish
	Basins	Semi-inset basin
	Bath	Freestanding white acrylic
	Shower	Semi-frameless
	Toilet	Rimless back to wall suite with soft close
Mirror	Flat polished edge frameless	
Laundry	Cabinetry & tubs	Stone benchtop with drop in tub & cabinetry
Stairs		Carpet Finish with timber stringers, handrail, & capping
Electrical	Internal lights (excl. garage)	LED downlights
	Internal light (garage)	LED oyster light
	Stair lights	LED wall lights
	Electrical points	White finish
	TV receiver	Opticomm
Hot Water System		Electric hot water system
Heating & Cooling		Fully ducted air conditioning
		Ceiling fans to Bedrooms & Living areas – white finish

248 Eggersdorf Road, Ormeau
T: 0497 615 900
E: amara@avid.com.au
amara.avid.com.au

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