



# Luxury Living Inclusions

 TOWNHOMES  
*by*  Kingsbridge

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## 1 - SITE COSTS

1	Fixed price site costs including rock excavation and removal (if required)	Standard
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## 2 - BUSHFIRE REQUIREMENTS

1	BAL12.5 Items - if required:	Standard
	- Fully sarked roof (if required)	
	- Whirlybird to roof with ember guard	
	- Aluminium flyscreens with aluminium mesh to all openable windows	
	- Metal mesh to weepholes	
	- 4mm thick A grade safety glass to windows within 400mm of ground	
	- Solid timber external doors	
	- Weather strips to the base of all external hinged doors	
	- Metal gas and water pipes if exposed	

## 3 - EXTERNAL ITEMS

1	Concrete roof tile (category 1) or metal roof - design dependent	Standard
2	COLORBOND ® fascia, gutter and downpipes	Standard
3	Rendered aerated concrete panels or rendered EPS cladding - design dependent	Standard
4	Category 1 bricks - design dependent	Standard
5	Natural colour mortar with rolled joints - design dependent	Standard
6	Plaster lined ceiling to porch and outdoor living (if applicable)	Standard
7	Two part termite treatment in accordance with Australian Standard AS3660	Standard
8	Entry door 2040mm x 870mm with clear glazing	Standard
9	Entrance Set with double cylinder deadbolt to front entry and garage rear (if applicable)	Standard
10	Skylights (if applicable)	Standard

## 4 - INTERNAL ITEMS

1	Engineered waffle slab concrete floor	Standard
2	Pine wall frame and roof trusses	Standard
3	2590mm high ceilings to single storey	Standard
4	2590mm high ceilings to ground floor and 2440mm high ceilings to first floor of double storey	Standard
5	Plasterboard walls, ceilings and cornices	Standard
6	67mm single bevel architrave and skirting boards	Standard
7	75mm scotia cornice	Standard
8	Three coat paint system throughout	Standard
9	Gloss paint to skirting boards and architraves	Standard
10	Melamine shelf with 1No. hanging rail to bedroom robes	Standard
11	Flush panel doors 2040mm high throughout house	Standard
12	Vinyl sliding robe doors to bedrooms	Standard
13	Lever door handles to passage doors	Standard
14	Privacy locks to be installed on all bathrooms, ensuites, WC's, master bedroom and powder rooms (if applicable)	Standard

15	Enclosed staircase with painted MDF treads, rises and landing with carpet, painted MDF handrail and dwarf wall to first floor	Standard
16	Linen cupboard with door and four rows of melamine shelves	Standard
<b>5 - GARAGE (IF APPLICABLE)</b>		
1	COLORBOND ® sectional garage door with 2 remotes	Standard
2	Pedestrian weatherproof door - design dependent	Standard
3	Flush panel internal access door - design dependent	Standard
4	Concrete floor (poured as part of slab)	Standard
<b>6 - WINDOWS</b>		
1	Obscure glazing to ensuite, bathroom and WC - design dependent	Standard
2	Aluminium awning windows (unless an alternative is required due to energy rating)	Standard
3	Keyed alike window locks to openable windows	Standard
4	Double roller blinds to front windows, single roller blind to remaining clear glass windows and sliding doors	Standard
5	Flyscreens to all openable windows	Standard
6	Barrier door to all sliding glass doors	Standard
7	Double glazing to all external windows and glass sliding doors	Standard
<b>7 - ENERGY EFFICIENCY</b>		
1	7 Star energy rating report including whole of home assessment & compliance	Standard
2	Electric heat pump hot water service	Standard
3	Insulation to walls and ceilings	Standard
4	Self sealing exhaust fans positioned above all showers	Standard
5	External venting to all exhaust fans and rangehoods	Standard
6	2.2kW solar PV array with 5No. solar PV panels and 3kW inverter (or similar)	Standard
<b>8 - ELECTRICAL</b>		
1	Double power points throughout (includes 1x external power point to outdoor living - if applicable). Single power points to fridge, dishwasher & range hood.	Standard
2	White wall mounted switches	Standard
3	Interconnected smoke detectors with battery backup	Standard
4	Safety switch to meter box	Standard
5	Two (2) x TV points	Standard
6	One (1) x TV antenna (may be deleted if not allowed in estate)	Standard
7	Two (2) prewired phone points + two (2) GPO & USB ports - design dependent	Standard
8	LED downlights throughout	Standard
9	Flood light with sensor	Standard
<b>9 - HEATING / COOLING</b>		
1	Electric panels to all bedrooms	Standard
2	1No. split system air conditioner to main living area	Standard

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## 10 - KITCHEN

1	600mm electric cooktop and under bench oven	Standard
2	600mm stainless steel canopy rangehood	Standard
3	600mm stainless steel dishwasher	Standard
4	Laminate cabinets, including overhead cupboards and soft close cabinetry and doors	Standard
5	Handles from builder's range category 1	Standard
6	1¾ bowl undermount sink - stainless steel	Standard
7	Sink mixer tap	Standard
8	Tiles to splashback (as per colour selection)	Standard
9	Provide 20mm M0 mineral surface benchtops with a 20mm square edge to the kitchen wall and island cabinets. *Please note: benchtops over 3000mm in length will require a join in the benchtop. This join will be placed in the most inconspicuous position.	Standard
10	Pantry with four rows of white melamine shelves - design dependent	Standard

## 11 - ENSUITE

1	Inset vanity basin with basin mixer	Standard
2	Laminate cabinet	Standard
3	Handles from builder's range category 1	Standard
4	1No. Hobless shower with semi-framed shower screen to either the ensuite or bathroom. Semi-framed shower screens - clear glass, to the remaining showers. Note: location design specific.	Standard
5	Tiled shower base	Standard
6	Polished edge mirror to full width of vanity	Standard
7	Mixer tap and shower outlet	Standard
8	Single towel rail and toilet roll holder	Standard
9	Back to wall toilet suite	Standard
10	20mm M0 mineral surface benchtops with a 20mm square edge to the ensuite	Standard
11	100mm tiled skirting to ensuite, bathroom, powder room and laundry - design dependent	Standard
12	Tiled shower niche from 330mm x 535mm - design dependent	Standard

## 12 - BATHROOM

1	Inset vanity basin with basin mixer	Standard
2	Laminate cabinet	Standard
3	Handles from builder's range category 1	Standard
4	1No. Hobless shower with semi-framed shower screen to either the ensuite or bathroom. Semi-framed shower screens - clear glass, to the remaining showers. Note: location design specific.	Standard
5	Tiled shower base	Standard
6	Polished edge mirror to full width of vanity	Standard
7	Rail shower head and mixer	Standard
8	Single towel rail and toilet roll holder	Standard
9	20mm M0 mineral surface benchtops with a 20mm square edge to the bathroom	Standard
10	Tiled shower niche from 330mm x 535mm - design dependent	Standard

11	Acrylic bath (design specific)	Standard
<b>13 - WC (DESIGN DEPENDENT)</b>		
1	Wall faced rimless toilet suite	Standard
2	Toilet roll holder	Standard
<b>14 - LAUNDRY</b>		
1	Stainless steel laundry trough and cabinet	Standard
2	Sink mixer tap	Standard
3	Tiles to splashback	Standard
<b>15 - FLOOR COVERINGS</b>		
1	Floor tiles to wet areas	Standard
2	Timber look laminate flooring to entry and living areas connected to the kitchen (refer plan)	Standard
3	Carpet to balance of home with 10mm supergreen underlay, including stairs (if applicable)	Standard
<b>16 - FINISHES</b>		
	Choice of polished chrome or black fittings and fixtures. This includes the bathroom and/or ensuite, internal and external door handles, hinges, latches, strikers, stops, sink mixers, basins and shower wastes, cabinet handles and tile trims. Refer to the colour document.	Standard
<b>17 - LANDSCAPING</b>		
1	Combination of plants, mulch and toppings to front and rear. 1No. tree to front yard	Standard
2	Section of turf to front and rear yards	Standard
3	Fencing as per developer guidelines	Standard
4	Nature strips levelled and seeded	Standard
5	Clothesline	Standard
6	Exposed aggregate concrete to driveway, outdoor living, path and porch - design dependent	Standard
7	Letterbox (with numbers) to suit developer requirements	Standard
8	Drip Irrigation connected to two (2) garden taps with timers	Standard
9	Compacted paths around perimeter of home and under clothesline	Standard
<b>18 - GENERAL</b>		
1	Provide dwelling in accordance with NCC22 May 24 edition including liveability, energy and condensation management requirements	Standard
2	Survey and drafting plans	Standard
3	All permits as required by building regulations	Standard
4	Engineer designed foundations	Standard
5	All service connections (excluding customer account opening and fibre optic connection)	Standard
6	Home owners warranty insurance	Standard
7	3 Month maintenance period	Standard
8	Full house clean on completion	Standard
9	Independent quality inspections	Standard
10	12 Months of RACV Emergency Home Assist	Standard

Listed specifications are subject to change, refer to the building contract. This information is indicative only. Townhomes by Kingsbridge reserves the right to change package details, prices, or substitute the make, model and/or type of any of the above products, specifications, inclusions or promotions without notice or obligation. Please refer to final contract documents and final working drawings for exact details. E&OE. Correct as at March 2026.





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