

# LEURA FAIRWAYS

## Schedule "A" Inclusions — 3 Bedroom

### Apartments 1 and 2 and 47 to 51

<b>Floor Coverings</b>	Bedrooms: Carpet (Our Standard Range) En-Suite, Bathroom and laundry – Ceramic tiles Kitchen & Living – Sheet Vinyl (Our Standard Range) Garage: Concrete
<b>Blinds</b>	Venetian blinds to glass entry doors and sidelights Choice of our range of 'roll-up' or venetian blinds to other windows and glass doors
<b>Light Fittings</b>	Electric Downlights to all rooms Some Two-way and dimmer switches
<b>Internal Painting</b>	Plasterboard painted walls and ceilings Painted skirtings, architraves and the like
<b>Wall and Floor Tiling</b>	En-Suite: Ceramic Floor Tiles. Ceramic Wall Tiles to approx. 2m high to wall behind Toilet and Shower and returning along wall to door. Likewise to 1m high behind vanity unit. Ceramic tile skirting to remainder. Bathroom: Ceramic Floor Tiles. Ceramic Wall Tiles to 2m high around bath with tiled skirting to remainder. Laundry: Ceramic Floor Tiles and skirting. 100mm high Ceramic tiled splashback over benches Ceramic Floor Tiles to entry Ceramic Floor Tiles to external patios
<b>Kitchen</b>	Cupboard Doors: Soft-Close Melamine Drawers: Ample Soft-close Bench-tops: Reconstituted Stone. Timber Servery top Sink: Double underslung with mixer and spout Splashback: Ceramic Tiled Dishwasher: Built-in under bench Electric Wall Oven and Microwave and Gas Cook Top Rangehood: Electric Re-circulating
<b>Laundries</b>	Space for Washing Machine. Electric wall-mounted Clothes Dryer above washing machine space Bench space with cupboards under Stainless Steel Tub with mixer and spout in benchtop Broom Cupboard Special pull-out 'dirty linen' storage drawers
<b>Linen Storage</b>	Ample with melamine adjustable shelves Coat cupboard with hanging rail and shelf (Unit 47)

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<b>Bedrooms</b>	Master bedroom and Second Bedroom have built in wardrobes with sliding melamine doors
<b>Emergency Call Buttons TV Points</b>	Upon request, two in positions to suit your needs Two Dual TV points, with provision for future data, in living area
<b>Telephone Point</b>	One point in kitchen. Power points elsewhere for remote handsets
<b>Mini-Circuit Breakers</b>	Located in an easily accessible sub-board
<b>Hot Water System</b>	Instantaneous Gas mounted externally
<b>Water Tank</b>	1500 litre external to collect roof water for reticulation to toilets in bathroom and en-suite
<b>Main Bedroom</b>	Electric ceiling fan Built in wardrobes with sliding melamine doors. Window Seat / Storage to Units 49 and 51
<b>En-suite</b>	Shower: Frameless Glass door Towel rail and Heated Towel Rail Stainless Steel Grab Rails Toilet: Dual Flush Vanity: Reconstituted Stone Top Stone Shelf & full width mirror above vanity
<b>Bathroom</b>	Shower over bath with hinged glass screen Towel rail Stainless Steel Grab Rails Toilet: Dual Flush Vanity: Reconstituted Stone Top Stone Shelf & full width mirror above vanity
<b>Windows</b>	Powder coated Aluminium
<b>Garage (Units 47 to 51)</b>	Secure garage with internal access Remote operated 'panelift' door
<b>Garage (Units 1 and 2)</b>	Garage space in secure area under building Remote operated garage door
<b>Internal Garden (Units 48 to 51)</b>	Natural pebble floor ready for your own pot plant / greenery creation. Hose point for plant watering
<b>Heating</b>	Ducted gas heating to all internal living areas
<b>Solar Electricity</b>	Pre-wired to roof for your own Solar Installation

#### OPTIONAL EXTRAS

These items can be purchased separately when buying a unit:

1. Curtains for windows
2. Carpet and Vinyl - other than our range