

central ■ square

3 | 2 | 2

diablo



- ✓ HOUSE
- ✓ LAND
- ✓ DRIVEWAY
- ✓ FENCING
- ✓ LANDSCAPING
- ✓ JUST MOVE IN!

Artists impression only.



Tandem Garage

- Garden Court Area
- Alfresco Patio
- Open Plan living

Single level, open plan living with al-fresco entertainment, low maintenance courtyard gardens, private pergola area and lock-up car accommodation.

Living Areas	114.43m ²
Patios & Porch	16.54m ²
Garage	35.32m ²
TOTAL AREA	166.29m²



Stage 2 Release

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QUALITY HOMES BY
RAMLOCK PROPERTIES

kalynda chase
connecting quality of life

INCLUSIONS	STANDARD	OPTIONAL UPGRADES
EXTERNAL FINISHES		
External Feature Wall/s	Selected nominated claddings	Selected nominated claddings
Blockwork	Quickwall smooth Render finish	Quickwall smooth Render finish
Window Frames	Aluminium (colour specified in covenants)	Aluminium (colour specified in covenants)
Louvres	As per plans and external finishes	As per plans and external finishes
Screens	Fly screens	Security screens
Glazing Generally	Grey Glass	Grey Glass
Ensuite & Bathroom	Obscure Glass	Obscure Glass
Fascia & Gutters/ Drainage	Colorbond & 90mm PVC Downpipes	Colorbond & 90mm PVC Downpipes
Roof	Colorbond	Colorbond
Insulation	Directly under roof R2.6 complete system	Directly under roof R2.6 complete system
Garage Door	Colorbond Sectional Door Remote operation	Colorbond Sectional Door Remote operation
Front Door	Timber (painted / stained)	Timber and glass combinations
INTERNAL FINISHES		
Air Conditioning	Kelvinator Splits throughout	Fujitsu Inverter Splits throughout
Ceiling Height	2500mm or as nominated	2500mm or as nominated
Internal Doors	Hume selection	Hume selection
Door Hardware	Kaba Knob/Schlage series	Gainsborough series Premium
Internal Walls	Plaster lined	Plaster lined
Cornices	90mm Cove Cornice	90mm Cove Cornice
Wall paint	3 coat paint system	3 coat paint system
Feature Wall (see plan)	Not Included	2 walls
Flooring Living	Tiles	Tiles – Platinum Range
Flooring Bedrooms	Carpet	Carpet – Premium blend
Flooring Patio	Stencil Crete	Tiled
Wardrobes	Sliding Vinyl coated ply, one mirror panel	Sliding Vinyl coated ply, two mirror panel
Shelving	Painted lip edge particle board	Painted lip edge particle board
KITCHEN		
Kitchen Joinery	Laminex / Formica (as per floorplan)	Laminex / Formica (as per floorplan)
Kitchen Bench top	Laminex / Formica (33mm 180 degree rolled edge)	Stone bench tops
Sink	1 and 1/4	1 and 1/4
Tapware	Flick mixer	Flick mixer
Appliances – Cooktop	Eurolux / Omega (600mm)	SMEG (600mm)
– Rangehood	Eurolux / Omega (600mm)	SMEG (600mm)
– Oven	Eurolux / Omega (600mm)	SMEG (600mm)
– Dishwasher	Space provided	Included
– Insinkerator	No	Insinkerator
BATHROOM		
Bathroom Vanity	Prefabricated Eurostyle Range (900mm)	Prefabricated Eurostyle Range (900mm)
Bathroom Accessories	Included	Included
Shower screens	Fully Framed Pivot clear glass	Fully Framed Pivot clear glass
Mirrors	Frameless	Frameless
Mixer Valves	Included throughout	Included throughout
GAS INSTALLATION		
Kitchen	Not Included	Included
Hot Water System	Gas Rinnai V1200 Instantaneous	Gas Rinnai V1200 Instantaneous
BBQ Point on Patio	Not Included	Included
ELECTRICAL		
Lighting	As per plan	As per upgrade plan
Security System	Not Included	Included
Telephone points	1 Included	2 Included
Antenna	Included – 1 TV point	Included – 2 TV points
Ducted Vacuum	Not Included	Included
OUTDOOR		
Landscaping	As per plan	As per upgrade plan
Fencing	Included. Flat top picket 1.8m (10mm space)	Included. "Privacy" fence
Driveway	Included (as specified in covenants)	Included (as specified in covenants)
Letter box	Masonry or powder coated metal	Masonry or powder coated metal
Clothesline	Hills Foldaway	Hills Foldaway
Pergola	No	Yes (as per floorplan)
Irrigation	Automated irrigation system	Automated irrigation system
CONSTRUCTION		
Stormwater	To street	To street
Slab	Monolithic raft slab	Monolithic raft slab
Pest Control	Termite chemical barrier with 50 year warranty	Termite chemical barrier with 50 year warranty

Exclusions: Window Coverings / Buyer to be restricted to builder's upgrade options and supplier range / Plasterboard lining excluded to Garage.
Sustainability declaration available on request.

Sales & Information Centre 4723 8933

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