



#### General Inclusions

- House design with typical facade

#### Painting

- Painting for underside of roof tiles

#### Gas

- Gas connection package

#### Windows

- Quality laminated aluminium window frames with clear glass
- Heavy duty window locks

#### External Features

- Interlocking 6 Star 28 tile roof
- Synthetic ceiling and downpipes within property boundary
- Coloured fascia and gutter
- Interlocking round PVC painted
- Storage shed - 8 x 12 Physitec with laminate coated steel
- Concrete floor slabbing from builder's range in front patio
- Concrete finish to rear garden
- External paint - 2 x premium colours from Duluxmax / Dulux Colour Centre Selection chart
- TERN guard Perimeter Protection Tensile Barrier
- Tensile Barrier with reinforced strapping to glass panels for added protection. To comply with Australian standards & warranty conditions, please to request for new home inspection annually by TERN guard

#### Internal Features

- Hard surface floor: Treadmate Custom Colour Selection sheet. Two coat system with 2 internal underlays. Extended acrylic wall to walls. Top Tropic ceiling with to ceiling. Treadmate Plus Performance glass tiles to entrance and doors with Treadmate's enhanced durability photo. Conditions apply - refer to the manufacturer's literature
- Kitchen chassis concrete to ceiling throughout
- Lower cabinet and storage under stairs included
- Single shelf and hanging rail to all robes
- Internal doors from builder's range with chrome handles
- Door stops fitted to all doors that open against a wall
- In-house lower vinyl internal door handles from builder's range
- Concrete floor slabbing from builder's range in entry, hallway and kitchen, laid in standard interlocking pattern
- Carpet from builder's range to hallway and living areas
- R5.0 stud wall insulation to external stud walls and R5.0 insulation to internal roof eaves

#### Kitchen Features

- Shimmer glass engineered quartz kitchen bench tops from builder's range
- Powder coated, engineered quality dishwasher to island bench in kitchen from builder's range. Dish, tap and splash of island bench to counter in wet areas
- Powder Coated Stainless Steel underfoot down with aluminium look splashbacks
- Powder Coated Stainless Steel kitchen and vanity door handles
- Vertical brushed kitchen cupboards with aluminium doors
- Chrome water tap from builder's range
- Drain and connection point for dishwasher under sink bench
- Spacious pantry

#### Bathroom/Ensuite Features

- Full tile/bathrobe and grouting
- Tiles from builder's range
- Tapware from builder's range
- Mirror built in vanity and shower from builder's range
- Handheld shower bar set from builder's range
- Shower to cross linked polyethylene plumbing system. Reducers, elbow and water treatment
- Moulded design vanity/basin top
- Plastic painted edge mirrors to full length of vanity
- Shimmer semi frameless shower screen with clear tempered glass from builder's range
- 1 x shower range fixed rail to each bathroom and powder room from builder's range
- Base 1500mm white acrylic bath from builder's range to main bathroom
- Ceramic Tiles from our nominated supplier laid in standard interlocking pattern to rest area floor including laundry. One centimetre tile to laundry and tile high (100 to shower) - (length may vary due to tile sizes) and metal floor wastes from our range powder room from builder's range

#### Electrical/Appliance Features

- Tactile stainless steel kitchen appliances including:
  - Dishwasher and rangehood
  - Range hood from builder's range
  - 1 x double and 1 x single power points with safety cover
  - 1 x Light fittings from builder's range
  - 1 x smoke detector
  - Radiator cap connection provided
  - Night fuel with chocking to garage connection by owner

#### Laundry Features

- Hot and cold washing machine connections
- Shimmer laundry tub and cabinet

#### Security & Safety

- Smoke detectors as required and installed to Australian Standards
- Earth leakage circuit breakers in main box
- Hot water service tanking setting to Australian Standards
- Security locks to all windows and sliding doors

## Marsden Park, NSW

56 Agland Street

**0** BED **0** BATH **0** CAR

### Registered Land Waiting for your dream home.

Please refer to the attached picture for inclusion list or call your local Agent Tushar on 0402 555 161

### H & L Package Elara

**Contact:** Tushar Virmani  
0402555161

**Type:** House  
**Land:** 350 Square Metres

<https://www.andrewmerton.com.au>



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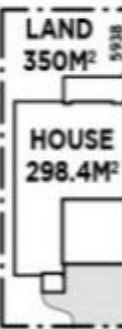


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Lot 4676, 56 Agland Avenue  
Marsden Park NSW

Home Details  
32.1sq | 298.4m<sup>2</sup>

Land Detail  
350m<sup>2</sup>



AGLAND

Plans shown are only indicative of layout. Dimensions are approximate.

**Marsden Park, NSW**  
56 Agland Street

**Tushar Virmani**  
0402555161