

luxury inclusions

Kitchen

Bench Top	Manufactured stone (square edge) top
Doors	Two pac with soft close hinges
Splash Back	Glass
Kitchen Sink	Stainless steel sink with mixer tapware
Appliances	European stainless steel multi-function oven, induction cooktop, integrated rangehood and dishwasher & built in microwave

Bathrooms

Showers	Semi frameless glass shower screen with pivot action door where applicable
Bath	Freestanding
Vanities	Manufactured stone top with two pac cabinets, semi-recessed basin or similar with mixer tapware
Toilets	Water saving dual flush cisterns to WC's
Laundry	30L slimline tub with quality taps

Totally liveable & all backed by Heran's twelve month maintenance & six year + 3 month structural guarantee (QBCC)

Outdoor

Brick	Combination of render and face brick features
Roof	Colorbond sheeting
Framing	Pine frame & roof trusses
Garage	Colorbond sectional overhead door with remote control unit
Windows & Sliding Doors	Powder coat aluminium with barrier screens (downstairs only)
Termite Protection	Penetrations and perimeter system
Hot Water System	Instantaneous electric HWS
Courtyard	Private fully fenced
Clothes Line	Wall mounted
Amenities	Shared pool and BBQ area
Landscaping	Professional landscaping
Parking	Additional parking bays for Type A1 & A2
Driveways	Concrete driveways (exposed) or pavers

Indoor

Air-Conditioning	Ducted throughout
Ceiling Fans	To all bedrooms
Electrical	Telephone & TV points, earth leakage safety switch, smoke detectors and generous amount of lighting and power points, LED strip lights to kitchen and bathrooms.
Insulation	Minimum R2.5 ceiling batts
Paint	Washable paint to walls
Doors	Modern flush panel with stylish door furniture
Robes	Mirror sliding doors with built-in cabinetry
Stairs	Stained timber with stainless steel wire or glass balustrade
Blinds	Venetians and roller blinds throughout
Flooring	Porcelain tiles, timber & carpet

*PLEASE NOTE: Proposed finishes are subject to change. Heran Building Group reserves the right to substitute similar colours or products depending on availability and/or cost constraints. Correct from November 2018.