



CLIFTON
TAREE

Standard inclusions and optional upgrades



Welcome to Clifton Taree. Your new home comes with a vast array of standard inclusions. And for those of you who wish to add your own personal touch, we also offer a number of optional upgrades.

Colour Schemes

Exterior

Clifton Taree homes come in five exterior wall colours:

- Shale Grey
- Windspray
- Woodland Grey
- Surfmist
- Powered Rock

Interior

You can personalise your home by selecting from our range of interior colour schemes:

- Coastal Cool
- Breezy White
- Sandy Beach

Standard Inclusions

Exterior

- Concrete slab construction
- Treated timber frames and trusses
- Termite protection
- James Hardie 'Newport' exterior cladding
- Colorbond roof, fascia and gutters
- Timber glazed front door
- Aluminium framed external sliding doors and windows with powder coated finish (obscure glass to bathrooms)
- Locks fitted to all operable windows and sliding doors
- Insect screens to all operable windows and sliding doors

- Tiled finish to alfresco area
- Covered alfresco
- Twin fold down clothesline
- 2 x external garden taps
- Landscaping and fencing as per Landscape Plan for each house model

Floor Coverings

- Timber-look vinyl flooring to entry, dining/living areas and kitchen
- Carpet & underlay to bedrooms
- Tiles to bathrooms and laundry

Interiors (General)

- Insulation to external walls and ceilings (excluding garage area)
- Raked ceiling in living area, and 2400mm ceiling height in kitchen and bedrooms
- LED down lights throughout interior
- Double power outlets throughout
- Telephone and TV point(s) as per plans
- NBN available
- Smoke detector(s) as per plans
- Split system air-conditioning to living/dining/kitchen
- Split system air-conditioning to main bedroom

Bedrooms

- Built in robes as per plans, with melamine interiors and hanging rails
- Ceiling fan in bedrooms

Bathrooms

- Floor to ceiling wall tiling
- Contemporary vanity
- Mirrored shaving cabinet
- Frameless shower screen
- 3 in 1 heat lamp, exhaust fan and light
- Chrome lever basin mixer tapware
- Hand held shower mixer
- Soft close, back to wall close coupled toilet suite
- Double towel rail and toilet roll holder
- Recessed shower niche

Laundry

- Built in laundry joinery
- Skirting tiles
- Tile splashback

Kitchen

- 20mm engineered stone benchtops
- Polytec finish cabinets with melamine interiors
- Chrome lever sink mixer tap
- Stainless steel 1 & 1/3 bowl sink
- Quality appliances:
 - Electric oven
 - Induction cooktop
 - Rangehood
 - Integrated dishwasher

Garage

- Single or double garage, as per plans
- Panel lift automatic garage door with remote
- Concrete floor

Optional Upgrades

Exterior

- Entry pergola
- Security door – front door
- Security door – back/garage door
- Landscaping upgrade package

Floor Coverings

- 100% wool carpets to bedrooms/study

Interiors – General

- Ducted air-conditioning to entire home

Kitchen

- Engineered stone benchtop upgrade to premium selection
- Extra thick (40mm) edge to engineered stone benchtop
- Waterfall ends on kitchen island bench
- Shaker style cabinets
- Undermount sink
- Three (3) pendant points above benchtop (client to supply lights)

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Information is correct as at August 2024 and can be changed without notice. Inclusions are indicative, and purchasers should rely solely on the plans and specifications contained in their contract for sale.