



CLIFTON  
YAMBA

## Standard inclusions and optional upgrades



Welcome to Clifton Yamba. 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 Yamba 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
- Instantaneous gas hot water system
- Provision for LPG gas cylinder
- 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
- Fan heater light exhausts
- 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
  - Gas 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 package

## Floor Coverings

- Engineered timber floors to living/dining/kitchen areas
- Engineered timber floor to bedrooms/study
- 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
- Timber look cabinets
- Undermount sink
- Induction electric cooktop
- Three (3) pendant points above benchtop (client to supply lights)

## Other Optional Extras

- Extra double power point external
- Extra double power point internal
- Extra gas point
- Extra telephone point
- Dimmers to light switch
- Extra ceiling fan

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Information is correct as at 14th May 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.