

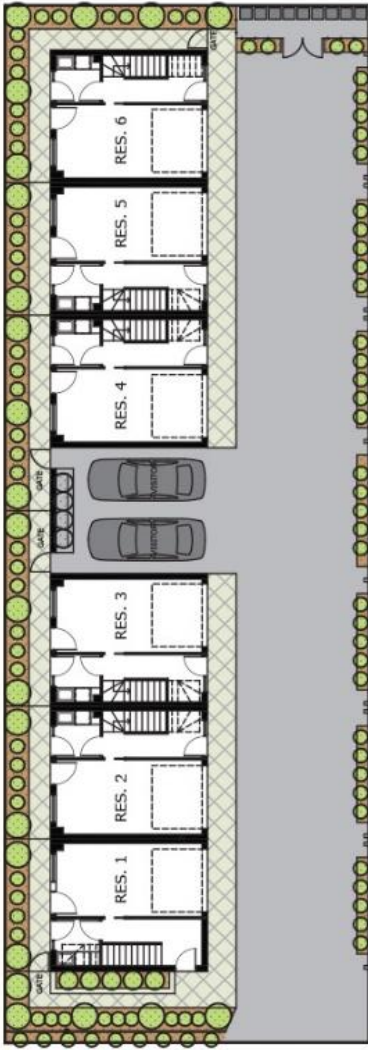
**162 CHURCHILL RD  
PROSPECT**

**LEIPZIG AUSTRALIA**  
Churchill Road Townhouses - Specification



CREATED BY





**SITE WORKS**  
**SITE PREPARATION**

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**SLABS & FOOTINGS**

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**TERMITE TREATMENT**  
 Termite treatment to penetrations in accordance with A.S. 3660.1-2000

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**INSULATION**

**CEILING**  
 All ceiling Insulation included

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**INTERNAL WALLS**  
 Insulation to all internal walls of house included

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**EXTERNAL WALLS**  
 Insulation to all external walls of house included

**CONNECTIONS**

**POWER SUPPLY**  
 Electrical service connection, single phase from connection point

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**TELEPHONE & FIBRE SERVICE**  
 2 points, Communications supply connection common service trench  
 NBN Provision for future connection included

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**SEWER DRAINS**  
 Connection points included

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**COLD WATER SUPPLY**  
 Water service from connection point

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**FRAME**

**WALLS**  
 2550mm - 2700mm ceiling height & 90mm frame walls with 10mm linings

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**ELECTRICAL**

**POWER POINTS**  
 Suitable allowance of single and double power points

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**INTERNAL LIGHT POINTS**  
 To all rooms

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**EXTERNAL LIGHT POINTS**  
 To all doors

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**HEATING / COOLING**  
 Rinnai or Mitsubishi Heavy Industry Ducted AC System

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**TV ANTENNA**  
 Fitted to roof  
 TV point to master and living

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**SMOKE DETECTOR**  
 Hardwired smoke detectors - per AS 3786 requirements, as per electrical plan

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**SWITCH PLATES**  
 Clipsal IONIC series white

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**EXHAUST FANS**  
 Bathrooms - exhaust fan

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**LIGHT POINTS**  
 Downlight with LED globe (unless otherwise specified)

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**SAFETY SWITCH**  
 Electrical safety switch - per AS3000 requirements

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**BALCONY**  
 Downlights  
 Outdoor double power point

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# EXTERNAL FEATURES



## EXTERNAL WALLS

See Elevations, Brick, Hebel, Rendapanel, other  
Colour – Dulux Texture Coat

## ROOF

Colorbond  
Downpipes to match fascia  
Colorbond metal fascia & gutters, color as agreed by developer and council



Front door External



Internal

## DOORS

Front Door - painted, clear or frosted glass where applicable, 2040mm high painted to match render

Laundry - painted, 2040mm high, top half with clear glass where applicable

Aluminium powder coated black sliding doors

## CONCRETE DRIVEWAY

Grey concrete finish

## DOOR FURNITURE

Front Door – Gainsborough Tri Lock Series s/steel

Laundry - Gainsborough deadlock with steel fascia and lever to match internal door hardware



## INSECT SCREENS

Flyscreens to all opening windows and sliding doors

## PLUMBING

Wall mounted external taps x 2 (balcony and rear yard)

## GARAGE

Automatic panel door

## WINDOWS

Aluminium Awning windows, powder coated black, partially obscured glass to upper story

Locks to openable windows

## INTERNAL FEATURES



Picture for illustration purposes only. This is not the final finish

### CEILING HEIGHT

2550mm – 2700mm  
Ceiling height varying depending on level (see specifications in building plan)

### FLOORING

Timber floorcovering throughout

Carpet to stairs

### MOULDINGS

Skirtings: 100mm x 19mm square flat edge

Ceiling: Square set  
Cornice or 3 step: Where applicable

### DOORS

Internal - Painted, 2040mm high

### DOOR FURNITURE

Gainsborough lever passage & privacy sets

Lennox Lever



## PAINTWORK

### EXTERNAL

Light neutral colour scheme, exposed brick and Scyon horizontal / vertical cladding

### INTERNAL

Two coat paint system, one colour throughout from builder's standard range

Walls: Flat white

Ceilings: Flat white

Woodwork and Doors: white satin enamel

## STORAGE

### ROBES

Bedroom: Walk in Robe with top shelf & single hanging rail  
Mirrors to doors

### STAIRS

MDF staircase  
Carpet to stairs  
Under stair storage area on ground floor

### LINEN

Laminate

### LAUNDRY BROOM CUPBOARD

Laminate

## KITCHEN

- A SINK**  
Double bowl, single drainer, basket waste

- B TAP**  
Satin sink mixer tap



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## CUPBOARDS

- C DOORS**  
Doors: Laminate finish

- DRAWERS**  
Set of 4 with soft close runners

- PANTRY**  
Laminate finish

- D OVERHEAD CUPBOARDS**  
MDF bulkhead: Laminate finish

## BENCH TOPS

- Stone 20mm benchtops  
600mm wide to bench cupboards, 300mm overhang where applicable

- E HANDLES**  
Satin Chrome

- DISHWASHER**  
Bosch Stainless steel  
Includes plumbing & power point



## STAINLESS STEEL APPLIANCES



Bosch oven



Bosch gas Cooktop



Bosch rangehood

## APPLIANCES

- OVEN F**  
Bosch stainless steel, electric

- HOT PLATE G**  
Bosch Stainless steel, gas

- RANGEHOOD H**  
Bosch stainless steel, slide out recirculating range hood

- HOT WATER UNIT**  
Rinnai Instantaneous Gas

## LAUNDRY

- BENCHTOP**  
Laminate finish

- TROUGH**  
45ltr trough/Cab Bypass, Stainless Steel Bowl

- TAP TO TROUGH**  
Mixer tap

- WASHING MACHINE TAPS**  
Included

## BATHROOM & ENSUITE

### MIRRORS

Full width of vanity, concealed silicone fixing

### ENSUITE

Vanity with cupboards, towel rail

### BATHROOM

Vanity with cupboards, towel rail

### WC FIRST FLOOR

Basin or vanity, towel rail

### WC SECOND FLOOR

Basin or vanity, towel rail

### BATH

Inset Rectangular 1525mm

### SHOWER SCREENS

Frameless Glass where applicable

### TAP & OUTLETS

Bathroom: chrome bath/shower/basin mixer tap

Shower Head

### BATHROOM ACCESSORIES

Single towel rail, toilet roll holder

### TOILET SUITE

Rimless modern toilet suit, soft close seat

### FLOOR GRATES

Square 80mm Stainless Steel



## BATHROOM ACCESSORIES



Basin Mixer



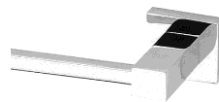
Bath Outlet



Shower Head



Bath & Shower Mixer



Towel Rail



Toilet Roll Holder



Toilet



Floor Grate

## TILING / SPLASHBACKS

### BATHROOM/ENSUITE

Tiles to wet area floors  
Stone Benchtops

### WALL TILES

Bathrooms: ceramic wall tiling, full height

Laundry: 600mm high tiles for the length of the bench top, 1 tile floor skirting

Toilet: 1 tile floor skirting

Shower: 1 tiled soap holder niche

### SPLASHBACK

Kitchen: Glass splashback above bench



## OTHER EXTERNAL AREAS

### ALARM

Alarm system with 3 sensors  
1 on each floor with 1 keypad

### GARAGE

Concrete Finish

### BALCONY

Tiled floor, glass balustrade (where applicable), powder coated vertical aluminium screening

### LANDSCAPING

Planting and garden beds

### SCREENING

Aluminium screening to frontage as per design

Vertical aluminum screening on balcony

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Ph: 1300 LEIPZIG (534 794)  
Leipzigrealestate.com.au



**Jeff Goodwin**  
T 0412 320 479  
E jeff@leipzig.com.au



**Tom Natsias**  
T 0411 550 036  
E tom@leipzig.com.au



**Alex Goodwin**  
T 0414 577 479  
E alex@leipzig.com.au

[www.162churchill.com.au](http://www.162churchill.com.au)



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