

SANDFORD

COLOURS & INCLUSIONS

# CLASSICALLY COOL

Sandford Inclusions

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## ARCHITECTURAL EXCELLENCE MEETS MODERN CONVENIENCE

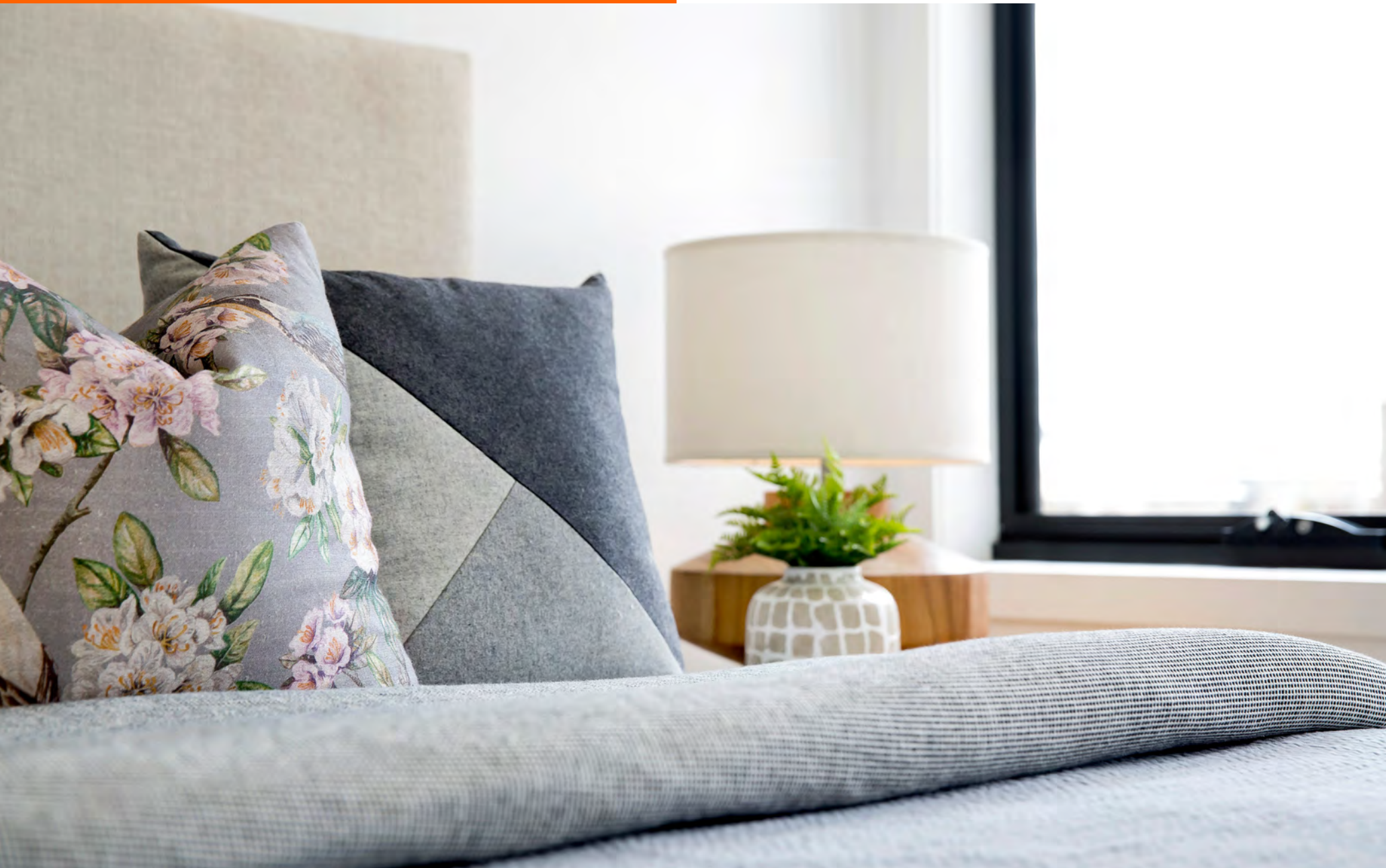
At Sandford we believe that when you buy a new home everything should come included. What we consider to be standard features in our homes come at an extra cost elsewhere. Every fitting and fixture has been chosen for its combination of stylish design, durability and quality workmanship.

Enjoy stylish timber floors and sleek stone benchtops bathed in gentle light. And, the asking price is all you'll pay. No extra costs, no hidden add-ons, no surprises. Knowing exactly what to expect up-front means you can focus on more important things, like where shall I go for lunch. Or, which park to enjoy on a summers day.

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**WE CREATE  
QUALITY HOMES  
AND BEAUTIFUL  
SPACES**

**SANDFORD IS  
DESIGNED TO  
OFFER THE VERY  
BEST IN  
CONTEMPORARY  
SPACIOUS  
LIVING**



Well-appointed interiors, exceptionally smart use of space, and high standards of finish all work together to create the ideal living environment.

All townhomes at Sandford feature kitchens and bathrooms with Silestone bench tops, quality floating floorboards, carpets and tiles, freestanding baths and a choice of three internal colour schemes by our interior design team.

# MAKE YOUR HOME AMAZING

## Colour Selections

## COLOUR SCHEME - CLAY

1. Timber look flooring
2. Carpet
3. Kitchen Overhead Cupboards
4. Kitchen Base Cupboards
5. Kitchen Splashback - 100 x 300 Tile
6. Wall Tile 100 x 300
7. Paint - Dulux White on White
8. Floor Tile 450 x 450
9. Bathroom Base Cupboards
10. Silestone Benchtops 20mm



# COLOUR SCHEME - PEPPER

1. Timber look flooring
2. Carpet
3. Kitchen Overhead Cupboards
4. Kitchen Base Cupboards
5. Kitchen Splashback - 100 x 300 Tile
6. Wall Tile 100 x 300
7. Paint - Dulux Lexicon
8. Floor Tile 450 x 450
9. Bathroom Base Cupboards
10. Silestone Benchtops 20mm

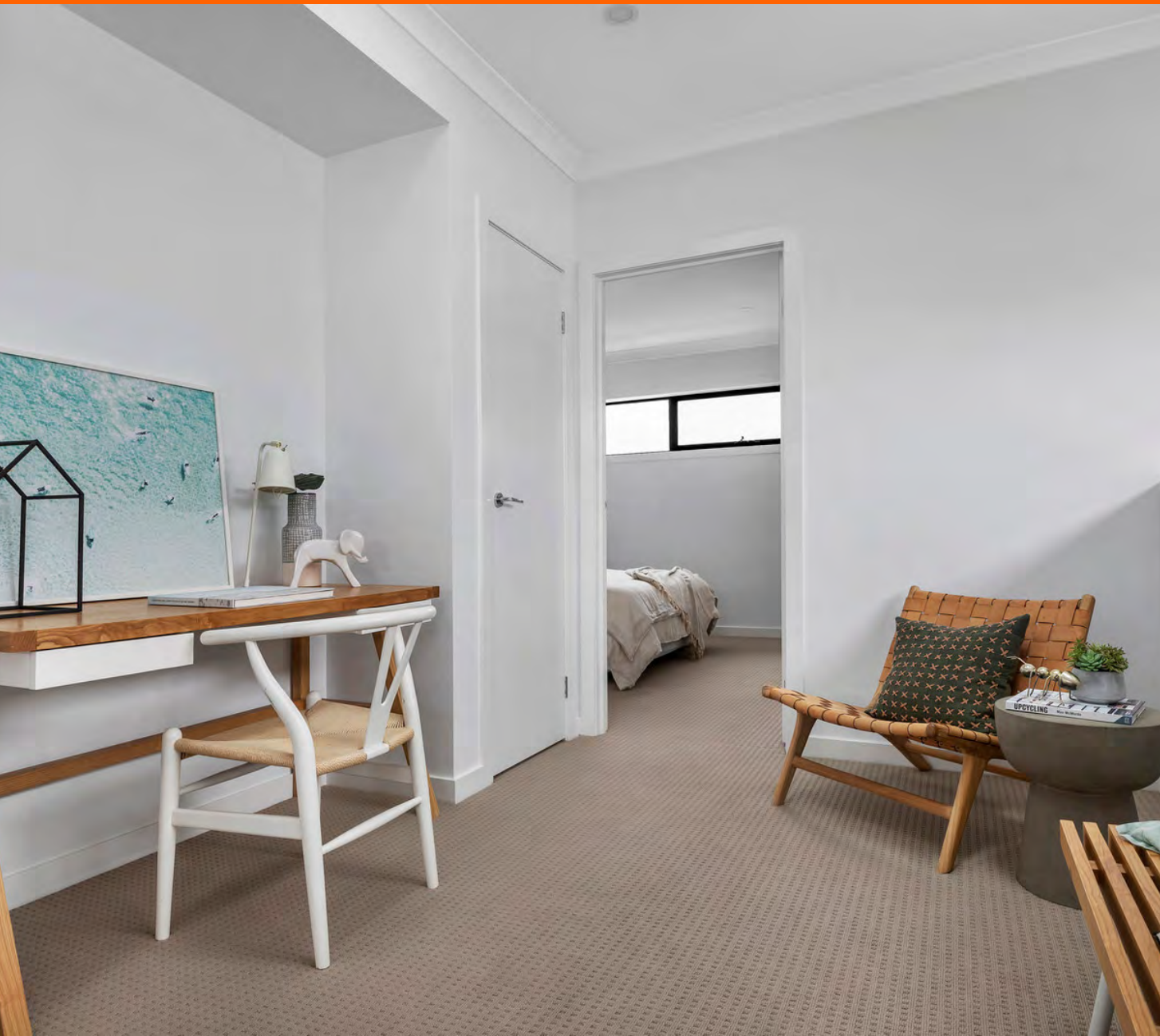


# COLOUR SCHEME - SAND

1. Timber look flooring
2. Carpet
3. Kitchen Overhead Cupboards
4. Kitchen Base Cupboards
5. Kitchen Splashback - 100 x 300 Tile
6. Wall Tile 100 x 300
7. Paint - Dulux Natural White
8. Floor Tile 450 x 450
9. Bathroom Base Cupboards
10. Silestone Benchtops 20mm



**MODUS PRIDES ITSELF ON  
DELIVERING A QUALITY OF  
FINISHES AS STANDARD IN  
ALL THEIR HOMES. OUR  
HOMES ARE BUILT BY  
METRICON TOWNLIVING,  
AUSTRALIA'S LARGEST HOME  
BUILDER**



## **INCLUSIONS**

Inclusions are what give your home ultimate liveability. At Sandford your new home comes with a number of standard inclusions that other builders would call luxury upgrades.

### **GENERAL**

#### **EXTERNAL**

Full Landscaping including fencing.  
Keyed locks to all opening windows and sliding doors.  
Flyscreens to all opening windows.  
Panel lift garage with remote control.  
Coloured concrete driveways and paths.  
Clothesline.  
House numbers.  
Letterbox.  
Front Door Hume Newington Range– Translucent Glass panel.  
Satin chrome angular trilock set to front entry door.  
Flush panel external doors.

#### **STRUCTURAL**

Engineer designed concrete slab.  
Structural load bearing wall framing and engineered trussed roof.  
Termite protection.  
Fixed site costs.

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## INTERNAL

High Ceilings - 2700mm to main living level and 2550 to all other floors.

Split System air conditioning to living.

Ducted Heating to living areas and bedrooms.

Quality timber look laminate flooring to Kitchen, Meals, Living and Entry.

Carpets to Bedrooms

Blinds to all openable windows and doors, (sheer to living and blackout to bedrooms).

20mm Silestone Composite Benchtops to kitchen, bathrooms, and ensuite.

Downlights throughout.

Lumi pendant lights over kitchen island bench.

Makeup bench in master suite (not applicable to all house types).

Dulux enamel gloss paint to all interior woodwork and timber doors.

Dulux low-sheen acrylic paint to all internal walls (3 Coat System)

Dulux flat acrylic paint to all ceilings.

Flush panel doors throughout.

Vinyl Sliding Wardrobe Door System to bedrooms (where shown).

Single Shelf & Chrome Hanging Rail to all Bedrooms & 3 Drawer banks (2 sets in Master & 1. set in other bedrooms- where shown).

Four Melamine shelves to Linen and Pantry cupboards.



## ENERGY

Ceiling: R4.0 Glasswool batts (as per energy rating).

Walls: R2.0 Glasswool batts (as per energy rating).

Sisalation: Weather Wrap: Medium Duty to ground and first floor external walls.

Weather seals to windows and doors.

Double Glazed Aluminium windows, with powdercoat finish

Hot Water Service: Natural gas boosted Solar Hot Water system with storage tank.

# KITCHEN

1. Teka Underbench Oven 600mm wide - Black.
2. Teka Gas 4 Burner Cooktop including wok - Black.
3. Undermount rangehood.
4. Blix Flexible Hose Sink Mixer Round - Chrome and Black.
5. Teka Freestanding Dishwasher 600mm wide - Stainless Steel.
6. Franke SKX621 Double Bowl Sink - Stainless Steel.
7. Lumi Kolvic Pendant Light - Black.
8. Cold water point to fridge space (not shown).



# BATHROOM

1. Base Freestanding bath (not applicable to all house types).
2. Mizu Bloc MK2 Twin Waterrail Shower.
3. The Gap Semi inset basin 400x400 with chrome waste.
4. Mizu Sooth wall basin Mix set.
5. Mizu Soothe Bath/Shower Wall Mixer.
6. Reece Posh Solus Round Close Coupled Toilet Suite.
7. Semi Frameless Shower with inline door and clear laminated glass.
8. Tiled shower base (not shown).
9. Frameless Mirror (not shown).



**WASH DRY FOLD  
REPEAT**



## **POWDER AND LAUNDRY**

1. Reece Posh Solus Mini Wall Basin.
2. Mizu Soothe Basin Mixer.
3. Reece Posh Solus Round Close Coupled Toilet Suite.
4. Reece Posh Solus Inset Trough (where shown).
5. Reece Posh Bristol Sink Mixer.
6. Frameless Mirror (Powder Room - not shown).



Images used in this brochure for illustrative purposes only to represent the quality and feel of the homes and as such some specifications shown in these images differ from Sandford. Reasonable steps have been taken to ensure that all material depicted in this brochure are representative of the colour schemes offered for sale. The Developer has the right to substitute items at its absolute discretion with equivalent item/s. Subject to supplier availability. For detailed schedule of inclusions and colour schemes speak to your sales consultant.

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