

INCLUSIONS & UPGRADES

STANDARD

INTERNAL COLOUR SCHEMES

- Choice of 2 colour schemes

INTERNAL WALLS AND CEILINGS

- 2550mm ceilings and square set cornices as applicable
- White paint finish to all walls
- Pre-selected feature wall paint finish to rumpus room

FLOOR FINISHES

- Carpet to bedrooms, staircases, first floor landing and robes
- Tiles to bathrooms and ensuites
- Laminate finishes to all living, dining, kitchen areas

KITCHEN

- Pull out pantry system
- Laminate door and drawer fronts, to under bench cupboards tall joinery units and overhead joinery with all internal carcass being melamine
- Single bowl undermount sink
- Gooseneck sink mixer
- Water point to fridge alcove
- 2 x 15 litre waste separation bins under kitchen sink

URBAN

- 25mm thick benchtop with laminate finish & matching edge detail
- Metaline splashback
- 600mm Inalto induction cooktop
- 600mm Inalto built in oven
- 600mm Inalto undermount rangehood
- Inalto dishwasher
- Single bowl undermount sink

TEMPO

- Under cabinet LED lighting to splashback as standard
- 20mm thick silica-free stone benchtop
- Marble-look splashback
- Two pendant lights provided to the kitchen island bench
- 600mm SMEG induction cooktop
- 600mm SMEG built in oven
- 600mm SMEG undermount rangehood
- SMEG fully integrated dishwasher
- Concealed drawer system to pantry
- 1 ½ bowl undermount sink

BATHROOM AND ENSUITE

- Integrated vanity with mirror
- Semi-frameless shower screen with door
- Matte white wall tiling to 2100mm high in shower
- Tiled shower base with chrome floor waste
- Rail and hand shower set
- Bathtub in 3-bedroom homes

- Towel rail, toilet roll holder, robe hook and shower shelf
- Wall faced toilet suite
- White skirting tiles

URBAN

- Solid surface basin with mixer tap

TEMPO

- Solid surface basin with wall mounted tap

LAUNDRY

- Washing machine stop taps

URBAN

- European laundry with integrated laundry trough cabinet with mixer tap
- Space provided for stacked washing machine and dryer

TEMPO

- Inset trough and mixer tap

GENERAL

- Built-in linen cupboard incorporating fixed melamine shelves
- Built-in wardrobes in bedrooms with mirror sliding door wardrobe system including hanging rails and open shelves
- Walk-in wardrobes to master bedrooms (in selected homes only) including hanging rails and open shelves
- Split system reverse cycle air conditioner to main bedroom and main living room
- Wall mounted panel heaters to all bedrooms and secondary living rooms (where applicable)
- LED stair wall lighting
- LED downlights throughout
- 1 x Double GPO with integrated double USB ports to homes with study
- Free-to-air TV points to master bedroom and all living rooms
- Contemporary front fencing, letterbox and house number
- Concrete pavers in courtyard and tiled patios on the front porch
- External wall lighting to entry, patio, balcony and/or courtyards
- Timber decking to terrace
- 20-amp GPO in car space, carport or garage for provision of electric vehicle charging
- Electric heat pump hot water system
- Smoke detectors
- Exhaust fans to all bathrooms, ensuites, WC and laundry
- Fold down clothes line (except to Ebon homes)
- Sectional overhead garage door to carport or garage with 2 x remotes
- In situ concrete driveway where applicable
- Landscaping package to front and rear courtyard where applicable
- Provision for NBN High speed fibre internet connection

SUSTAINABILITY INITIATIVES

- 7-star minimum NatHERS rating
- Min. 3kW solar panel system with battery storage
- Electric Vehicle charging point
- Double glazing
- 2,000 litre rainwater tank

OPTIONAL UPGRADES

Available at extra cost if selected in the Contract of Sale

ADDITIONAL REVERSE CYCLE AIR-CONDITIONER OUTLETS

- Additional split system reverse cycle air conditioner to all other bedrooms and secondary living rooms (where applicable). These will replace panel heaters where this option is selected

FLOORING UPGRADE

- Engineered timber flooring in lieu of standard laminate flooring to living, dining and kitchen areas

ALARM SYSTEM

- Package to include Bosch unit, keypad, back-up battery, detectors, siren strobe and screamer

OTHER UPGRADES

- Ceiling fans to bedrooms and living areas

URBAN

KITCHEN UPGRADES

- 600mm SMEG induction cooktop
- 600mm SMEG built-in oven
- 600mm SMEG undermount rangehood
- SMEG fully integrated dishwasher
- Under cabinet LED lighting to splashback
- 20mm silica-free stone in lieu of standard laminate finish

INTEGRATED DINING TABLE / ISLAND BENCH

- Integrated benchtop / dining table to kitchen, colour to match scheme selected

TEMPO

PREMIUM KITCHEN APPLIANCES PACKAGE

- 900mm SMEG induction cooktop
- 900mm SMEG built in oven
- 900mm SMEG undermount rangehood

*washing machine and dryer not included.

For a full list of inclusions and upgrades contact your sales agent.



Sunshine North

DISPLAY SUITE
247 St Albans Road,
Sunshine North

P: 03 8317 3725

lumaliving.com.au

@lumaliving.vic

@lumaliving.vic

A project by



The pictures in this brochure are indicative, for illustrative purposes only, and are subject to change. The images in this brochure may be enhanced and may include some artistic licence. They are provided only to generally convey the planned look and feel of the home. Any dimensions/sizes indicated are nominal only with construction to be within allowable tolerances. While best endeavours have been used to provide that information is accurate, prospective purchasers should not rely on the information contained herein. Existing trees, landscaping and furniture layouts are representational only and furniture is not included. To the extent permitted by law (including the Australian Consumer Law), all information in this brochure is provided "as is" without representation or warranty of any kind as to the accuracy, completeness or suitability for a particular purpose and Development Victoria has no liability to any person under contract, tort, common law or equity or otherwise for any loss, expense, action, liability or damage which may arise from the information contained in this brochure. COPYRIGHT: No part of this work, including the designs and images contained in this brochure, may be reproduced or copied in any form or by any means (graphic, electronic, or mechanical, including photocopying, recording, taping or information retrieval systems) without the written permission of Development Victoria.