



GOODENIA CABIN

Standard Inclusions - Goodenia 7.5m

General Inclusions

- Full set of working drawings
- Engineered steel skid and subfloor
- Engineered lifting points
- N3 wind load rating on all windows and structural tie down
- Fully welded steel portal frames as per engineered specifications
- MGP12 timber frame built to AS-1684 and engineered specifications
- All ceilings to meet AS height
- 6 Star energy rating – pre-site install

External Inclusions

- WeatherTex Weathergroove Natural 75mm cladding – finished to client's specifications.
- CSR Bradford Enviroseal RW wall wrap
- R2.2 insulated wall batts
- Aluminium windows and doors
- Colorbond steel roofing, flashings and guttering
- Merbau 90x18 decking boards.
- Tasmanian oak hardwood feature fascia stain finish
- 4 External LED lights (as per drawings)
- 2 External waterproof power points (as per drawings)

Internal Inclusions

- Painted interior and exterior with Haymens quality acrylic trade paint. Single colour ceiling and walls. Semi-gloss skirtings, architraves and reveals to match wall colour
- EASYCRAFT easy VJ wall linings to walls and ceilings (as per drawings)
- EASYCRAFT easy VJ ultra wet wall linings to bathroom walls and (as per drawings)
- Villaboard to shower walls (as per drawings)
- Architraves, skirting, reveals and trims primed FJ pine
- Hardwood engineered oak flooring.
- Hume internal cavity slider doors, painted in semi-gloss.
- Door hardware to suit doors.

Window Treatments

- Screens to all opening windows and doors

Electrical

- Robinhood Undermount range hood
- GASLAND two burner gas cooktop
- LED downlights (as per drawing x 8)
- LED exhaust fan to bathroom
- 3.5kw Daikin split system air conditioning
- Double pole power points (as per drawings x 10)
- Lower hdmi – higher hdmi points
- TV point with cable to roof space
- Smoke detectors with 240-volt battery backup located by builder in accordance with legislation x 2
- External weatherproof circuit breaker grounded to chassis
- Solar ready conduit to bathroom ceiling space
- 15amp caravan inlet

Gas Hot Water system

- 15l Instantaneous gas hot water system

Kitchen

- Hardwood FJ timber benchtop
- Laminex cupboards and doors
- Laminex overhead cupboard and doors
- Fridge/freezer space (as per drawings)
- Kitchen sink
- Pull out kitchen mixer tap solid brass (black)
- Soft close hinges and draw runners
- 600mm tiled splash back (as per drawings)

Bedroom

- Laminex wardrobe cupboards and doors (as per drawings)

Bathroom

- Hardwood FJ timber benchtop
- Tiled floor and skirtings
- Laminex cupboards and doors
- Laminex overhead cupboard and doors
- Provisions for washer/dryer
- Mirrored shaving cabinet
- Ceramic above bench basin
- Hot and cold tap + spout solid brass (matte black)
- Combination shower head solid brass (matte black)
- Shower mixer solid brass (matte black)
- Slim toilet suit
- Fiberglass shower tray (as per drawing)
- Frameless 10mm toughened glass shower screen (as per drawing)
- Toilet roll holder
- Towel rails x 2
- Robe hook