

<b>MODSPACE EQUIP</b> MSE   4.8 x 3.6m   17m <sup>2</sup>	Included
<b>Council Compliance Certificate (Factory)</b>	•
<b>Floor:</b> 19mm H3.2 Treated Plywood on H3.2 Treated Timber Subfloor with Stainless Steel Fixings	•
Compliant for Site Building Consents in all Corrosion Zones	•
<b>Structural Framing:</b> H1.2 Treated Timber Framing wrapped with premium air and water barrier	•
<b>Roofing / Gutter:</b> Armorsteel® UltraZen Roofing with Armorsteel® Guttering and Flashings - Big 5 Profile	•
Armorsteel® Colour - Ebony	•
<b>Windows / Doors:</b> Architectural Aluminium Joinery with Low-E energy efficient Double Glazing	•
Window/Door Dulux® Powder Coat Colour - Matt Black	•
<b>Wall Cladding:</b> Armorsteel® UltraZen Cladding with Armorsteel® Flashings. Installed on weathertight vented cavity system - Corrugate Profile	•
Armorsteel® Colour - Ebony	•
<b>Wall Cladding:</b> James Hardie® Axon® Grooved feature installed on weathertight vented cavity system	•
James Hardie® Axon® Colour - Resene® Black White	•
<b>Insulation:</b> Premium Expol® and recycled glass batt insulation to comply with H1 Energy Efficiency Code up to Climate Zone 3	•
<b>Interior Wall Linings:</b> 10mm high resilience and impact resistance Triboard®	•
<b>Bathroom Wall Linings:</b> 12mm BD H3.2 Treated Plywood	•
Wall Lining Colour - Resene® Black White	•
<b>Carpet:</b> Victoria Carpets® Watch Hill on 11mm Underlay	•
Victoria Carpets® Colour - Canyon	•
Carpet Underlay 11mm	
<b>Vinyl:</b> Belgotex® Solar Slip Resistant vinyl	•
Belgotex® Solar Colour - Almagro 584	•
<b>Electrical:</b>	
Interior Lighting: Recessed LED Downlights	•
Exterior Lighting: Black LED 10W 3000k Bulkhead	•
Extract Fan: 150mm XL Mantrose bathroom extract	•
Power Supply: 32A Caravan Plug Connection	•
Smoke Alarm: Cavius® Photoelectric 10 Year	•
Powerpoints: PDL® 600 Double Powerpoints	•
Data Point: In-wall conduit provision	•
Switchboard: Included	•
Heat Pump: Prewire only	•
<b>Kitchen:</b>	
Sink: 450 x 350 Stainless Steel	•
Tap: Plumbline® Eco Style Mixer - 15 year Warranty, Made in Italy	•
Benchtop: Laminex® Formica 36mm - 7 Year Warranty	•

<b>Kitchen Cont.</b>	
Benchtop Colour: Laminex® Formica - Flinders Black	•
Cabinetry Carcass: Moisture Resistant MDF	•
Cabinetry Fronts: Laminex® Melteca - Naturale	•
Cabinetry Fronts Colour: Laminex® Melteca - Malibu	•

<b>Bathroom:</b>	
Shower: 1200 x 900 Chrome Finish	•
Tapware: Plumblinex® Eco Style - 15 Year Warranty, Mixers Made in Italy	•
Vanity: Wall-hung 600w 2-Door - White	•
Toilet: Plumblinex® Compact Back-to-Wall Porcelain Toilet	•
Toilet Roll Holder & Towel Rail: Chrome	•
Mirror: 600w Wall Hung	•

<b>Plumbing:</b>	
Water Mains Connection: Provision for 25mm Connection	•
Gas Califont Water Heating: Rinnai A16 Infinity Unit	•
Exterior Hose Tap	•

# Optional Upgrades

<b>Add Heat Pump:</b> Carrier® Hi-wall 3.5kW	
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<b>Choose your Colour:</b>	
Armorsteel® Roof & Wall Cladding - 20 Colours	
James Hardie® Axon® Feature Wall - 100+ Colours	
1 x Internal Feature Wall Colour 100+ Resene® Colours	
Tapware Upgrade: Plumblinex® Tube Range - 4 Colours	
Window/Door Dulux® Powder Coat Colour – 12 Colours	

<b>Add Storage:</b>	
Mirror Cabinet in Bathroom	
1000w Wardrobe with 3 x Drawers & 1 x Cupboard	