

TOWNLIVING™

m
metricon


Abiwood



Image depicts items not supplied by Metricon namely landscaping and fencing. Image for colour purposes only.

VALUE

INTERIOR COLOUR OPTIONS & PREMIUM INCLUSIONS

ABEL
CHELSEA
LOMAN
LUXOR
MAGNUS
MEZZO
ROSEDALE
SETTE

SILVERWELL
SILVERWELL

SCHEME 1: STONE



Images for colour illustration purposes only.



FLOORING

- 1 CARPET: AGED LEATHER
- 2 TIMBER FLOORING: CLASSICA FLORENCE
- 3 FLOOR TILES: EUPHORIA LATTE GLOSS TEXTURED

CEILING & WALLS

- 4 WALL TILES: GLOSS WHITE
- 5 CEILING PAINT: NATURAL WHITE
- 5 WALL PAINT: NATURAL WHITE

BATHROOM

- 6 BATHROOM / ENSUITE BENCHTOP: OCEAN FOAM
- 7 BATHROOM / ENSUITE CUPBOARDS: ALABASTER
- 3 BATHROOM / ENSUITE KICKER & BATH HOB: EUPHORIA LATTE GLOSS TEXTURED

LAUNDRY

- 8 LAUNDRY BENCHTOP: STONE GREY
- 7 LAUNDRY CUPBOARDS: ALABASTER
- 7 LAUNDRY KICKER: ALABASTER

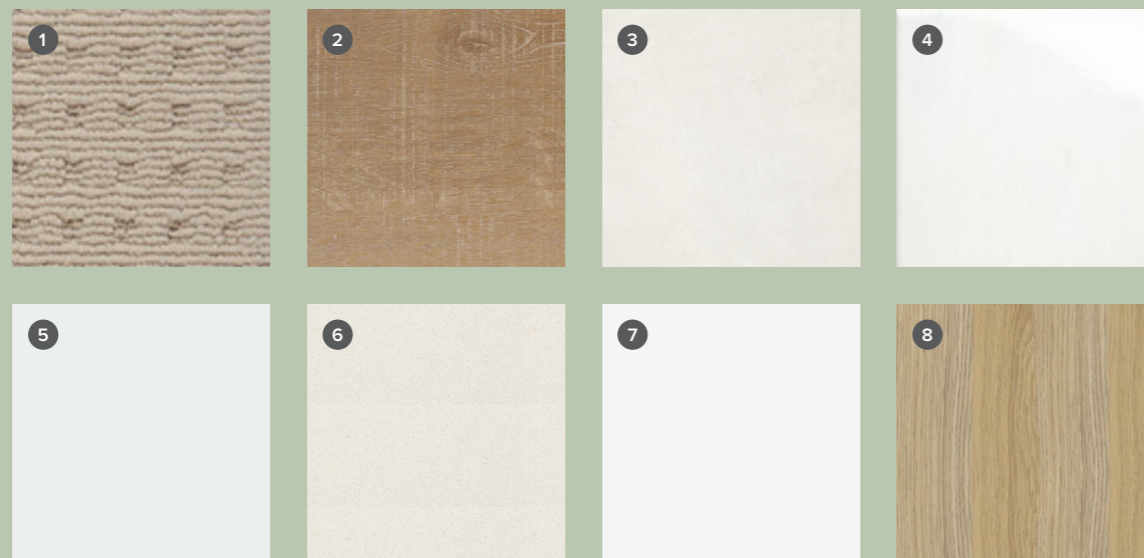
KITCHEN

- 6 KITCHEN BENCHTOP: OCEAN FOAM
- 7 KITCHEN CUPBOARDS MAIN COLOUR: ALABASTER
- 8 KITCHEN CUPBOARDS FEATURE COLOUR: STONE GREY
- 7 KITCHEN KICKER: ALABASTER
- 4 KITCHEN SPLASHBACK: GLOSS WHITE

SCHEME 2: LATTE



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FLOORING

- 1 CARPET: VINTAGE
- 2 TIMBER FLOORING: CLASSICA BRIANZA
- 3 FLOOR TILES: EUPHORIA WHITE GLOSS TEXTURE

CEILING & WALLS

- 4 WALL TILES: GLOSS WHITE
- 5 CEILING PAINT: WHITE ON WHITE
- 5 WALL PAINT: WHITE ON WHITE

BATHROOM

- 6 BATHROOM / ENSUITE BENCHTOP: OSPREY
- 8 BATHROOM / ENSUITE CUPBOARDS: NATURAL OAK
- 3 BATHROOM / ENSUITE KICKER & BATH HOB: EUPHORIA WHITE GLOSS TEXTURED

LAUNDRY

- 8 LAUNDRY BENCHTOP: NATURAL OAK
- 7 LAUNDRY CUPBOARDS: POLAR WHITE
- 7 LAUNDRY KICKER: POLAR WHITE

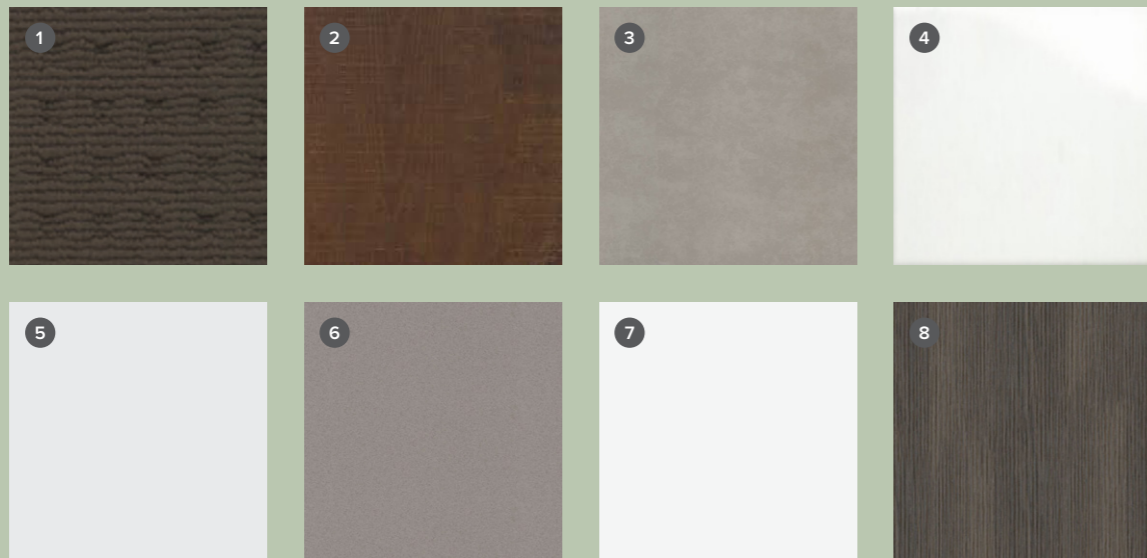
KITCHEN

- 6 KITCHEN BENCHTOP: OSPREY
- 7 KITCHEN CUPBOARDS MAIN COLOUR: POLAR WHITE
- 8 KITCHEN CUPBOARDS FEATURE COLOUR: NATURAL OAK
- 7 KITCHEN KICKER: POLAR WHITE
- 4 KITCHEN SPLASHBACK: GLOSS WHITE

SCHEME 3: LICORICE



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FLOORING

- 1 CARPET: SOOT
- 2 TIMBER FLOORING: CLASSICA VERANO
- 3 FLOOR TILES: EUPHORIA CEMENT GLOSS TEXTURED

CEILING & WALLS

- 4 WALL TILES: GLOSS WHITE
- 5 CEILING PAINT: LEXICON
- 5 WALL PAINT: LEXICON

BATHROOM

- 6 BATHROOM / ENSUITE BENCHTOP: URBAN
- 8 BATHROOM / ENSUITE CUPBOARDS: BELGIAN OAK
- 3 BATHROOM / ENSUITE KICKER & BATH HOB: EUPHORIA CEMENT GLOSS TEXTURED

LAUNDRY

- 7 LAUNDRY BENCHTOP: POLAR WHITE
- 8 LAUNDRY CUPBOARDS: BELGIAN OAK
- 8 LAUNDRY KICKER: BELGIAN OAK

KITCHEN

- 6 KITCHEN BENCHTOP: URBAN
- 7 KITCHEN CUPBOARDS MAIN COLOUR: POLAR WHITE
- 8 KITCHEN CUPBOARDS FEATURE COLOUR: BELGIAN OAK
- 7 KITCHEN KICKER: POLAR WHITE
- 4 KITCHEN SPLASHBACK: GLOSS WHITE

FEATURES:	Entry Door:	Front: Hume Newington Range 'XN1' 2040mm high x 820 or 870mm wide (product specific refer working drawings) Rear / Laundry: Duracote Tempered Hardboard door 2040 x 820. (Product Specific, refer working drawings)
	Door Furniture:	Front Door: Key-in-knob entry set with deadbolt satin chrome finish External Hinged Door: Key-in-knob entry set (Refer Internal Colour Scheme for finish) Door Stop: 75mm, White
	Blinds:	Provide Holland Roller Sheer screen blinds to Living rooms and Blockout to Bedrooms. (Note: Front façade to be consistent if Blinds are present)
INTERNAL FEATURES:	Ceiling Height:	Double Storey: 2550 to Ground Floor & 2550 to First floor. (Product Specific)
	Room Doors:	Flush panel 2040mm high to 2550mm high ceiling areas
	Room Door Furniture:	Lever Handles: Lever set, (Refer Internal Colour Scheme for finish) Note: Privacy lever set to Powder room & Bathroom
	Door Stop:	75mm cushion, white
	Mouldings:	Architraves: 67x12 Double Pencil round (MDF) Skirtings: 92x12 Double Pencil round (MDF)
	Cornice	75mm Cove cornice throughout
HEATING/ COOLING:	Split System:	Multi head Split system air conditioning wall unit including single external condenser Split system Head unit location: 1No. x Living room 1No. x Master bedroom (refer working drawings)
	Wall Heaters:	1No. x Wall Panel Electric Heater to Bedroom 2, 3 & 4 (where applicable)
KITCHEN:	Sink:	1160mm double bowl stainless steel with one tap hole
	Tap:	Single lever mixer chrome finish
	SMEG Dishwasher:	Supplied & installed to Kitchen
APPLIANCES:	SMEG Oven:	Electric fan forced 600mm wide stainless steel
	SMEG Hot Plate:	Gas with electronic ignition 600mm wide stainless steel
	SMEG Rangehood:	3 speed fan, 600mm wide stainless steel Canopy or Slide Out ducted to external (Product specific, refer to working drawings)
BATHROOM/ ENSUITE/ POWDER:	Basins:	Bench Top Basin: White inset vitreous china, &/or semi recessed vitreous china with chrome
		Wall Basin: Waste & 1no. tap hole (Product Specific, refer working drawings) Vitreous china wall basin, with chrome waste & 1no tap hole (product specific, refer working drawings)
	Shower Bases:	Tiled shower base with square chrome waste
	Shower Screens:	Semi frameless with pivot door and clear glass & silver trim
LAUNDRY:	Trough:	42 litre flushline inset tub including laminate benchtop & cupboards, or 32 litre compact tub & cabinet (Product Specific, refer working drawings)
ELECTRICAL:	Internal Light points:	LED Downlights (refer to working drawings) White Trim
CERAMIC TILING:	Wall Tiles:	2100mm high over shower, 400mm high over bath, 300mm high over trough. (Refer Internal Colour Scheme for finish)
	Floor Tiles:	To laundry, bathroom, ensuite, powder room, and W.C.as per working drawings (Refer Internal Colour Scheme for finish)
FLOOR COVERING:	Carpet:	Generally to the bedrooms & adjacent passage & stairs. (Refer Internal Colour Scheme for finish. Product Specific, refer working drawings)
	Timber Floating Floor:	Generally to the entry, adjacent passage, living, meals & kitchen. (Refer Internal Colour Scheme for finish. Product Specific, refer working drawings)
STAIRS:		MDF closed stringer with gloss painted finish standard with timber framed & plaster balustrade. Carpet to treads & risers.
GARAGE:	General:	Colorbond sectional garage overhead door with 3 transmitter units, plaster ceiling, concrete floor (product specific refer working drawings)
LANDSCAPING:	General:	Landscaping, fencing & Coloured concrete paving as per Town Planning conditions. Letter box Fold-down clothes line.

FOR A COMPLETE LIST OF PREMIUM INCLUSIONS SEE YOUR SALES CONSULTANT.

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