

03/11/2017

Appendix 1 – Rev 01

Scope of Works

114 Burley Griffin Drive, Yarrabilba QLD 4207

External

1. Low set single skin masonry structure
2. Hip and valley roof using glazed clay tiles
3. Contrast metal fascia and gutters and colour / rendered finish

Internal

1. Four bedrooms with built-ins and carpeted.
2. Bedroom 1 (Master bedroom) with ensuite including toilet, spa bath and double shower and walk-in robe and dressing area.
3. Bedrooms 2 and 3 share a bathroom with bath, shower, double vanity and toilet.
4. Bedroom 4 (guest bedroom) is ensuited with shower only, toilet and single vanity,
5. 1 x office,
6. 1 x Media room
7. Gourmet kitchen with stone bench tops and butler's pantry,
8. One Dining area
9. Two living areas (formal and informal),
10. 1 x powder room (toilet and vanity only),
11. three car garage (one double and one single) and a store/workshop room at the rear of the double bay garage
12. All Aluminium windows and shower glass are to be supplied by owners/others.

Landscaping

1. Three large standing hardwood trees which will need to be fully removed.
2. The largest tree wood chipped and the chipped bark retained on site for the future gardens and landscaping. .
3. Slate tiled outdoor entertaining area adjacent to the pool.
4. A slab is to be put down in the back corner of the allotment for a 5M x 3M garden shed to be completed by owner/others.