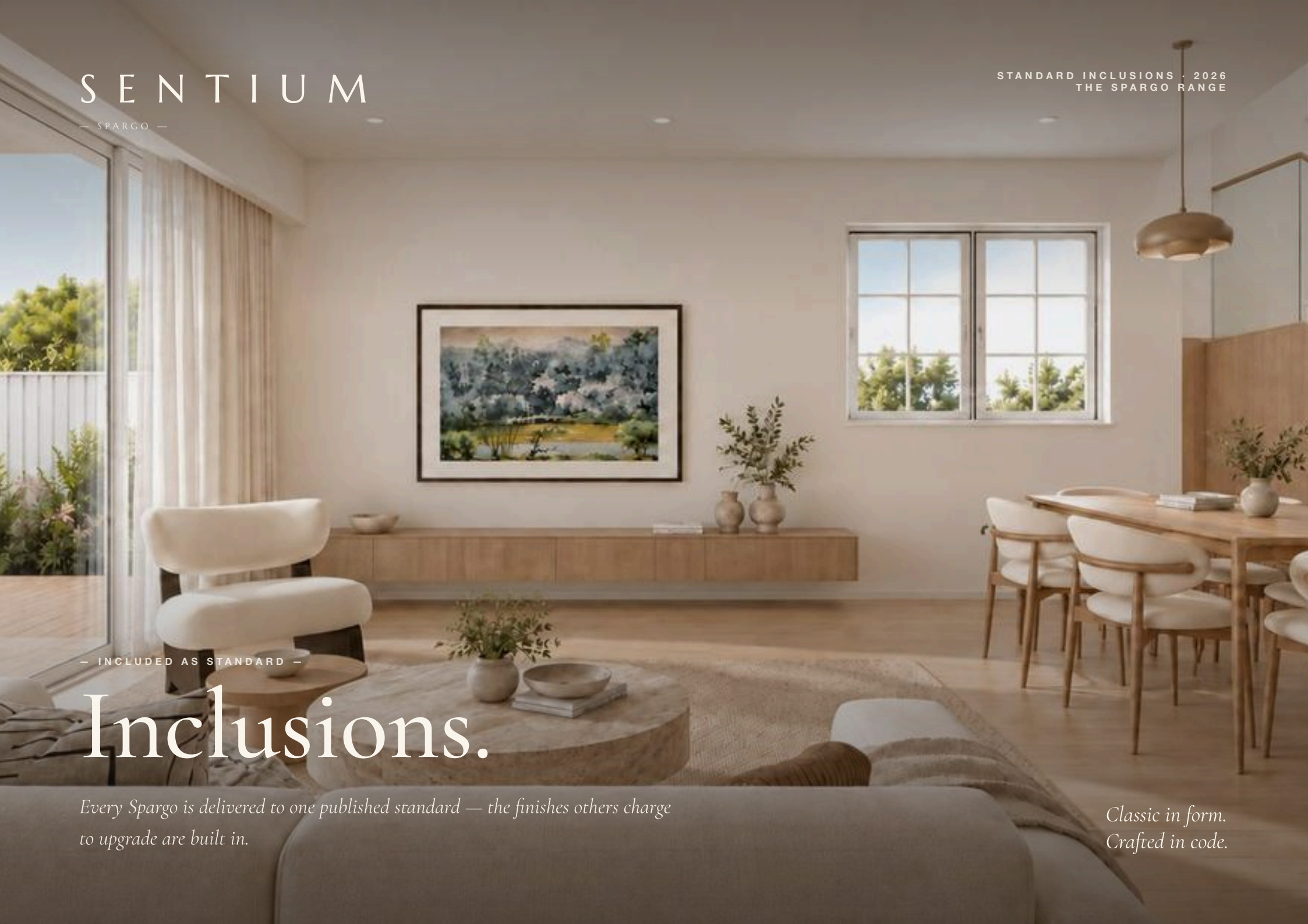


— INCLUDED AS STANDARD —

Inclusions.

Every Spargo is delivered to one published standard — the finishes others charge to upgrade are built in.

Classic in form.
Crafted in code.

Included as standard.

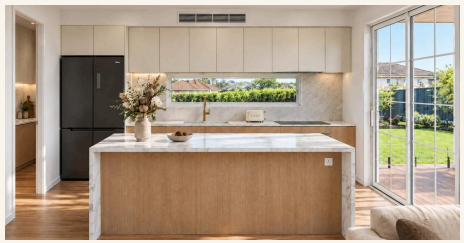
One home, one published standard — no confusing tiers. The pages that follow are what comes with every Spargo, organised the way a Sydney family reads it.

THE HIGHLIGHTS

- Calacatta sintered-stone benchtops
- Feature island bench, 850 × 3100 mm
- Concealed-handle cabinetry in French white
- Large-format 800 × 800 tiling to bathrooms
- Wall-hung toilet suites, in-wall cistern
- Herringbone timber-look tile to living
- Solid-timber staircase & balustrade
- 2400 × 1000 mm aluminium entry door, electronic lock
- Ducted air-conditioning provision
- Uniquely coded · digital record at handover



LIVING · WARM & LIGHT



KITCHEN · CALACATTA



BATHROOM · LARGE-FORMAT



LAUNDRY · OAK & STONE

Sentium · Spargo — brands of Yunxu Technology Group Holding Limited (Cayman). Build by Logibuild. This is a marketing inclusion summary, not the contract inclusion schedule. Final inclusions, finishes, brands, colours and layouts are subject to contract, final plans, supplier availability and CDC/DA conditions; items shown as where-applicable depend on the final design.



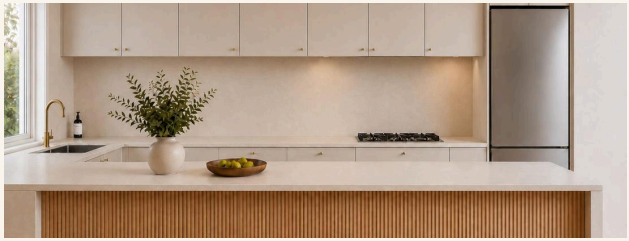
– INCLUDED AS STANDARD –

Every finish, considered.

Kitchen & bathrooms.



KITCHEN · CALACATTA



STONE & OAK



ENSUITE · FREESTANDING

01

Kitchen & Stone

- Calacatta sintered-stone benchtops
- Feature island bench, 850 × 3100 mm
- Concealed-handle cabinetry, French white
- Built-in pantry & passage storage
- Pull-out mixer, WaterMark certified
- Undermount sink
- Miele 900 mm oven, cooktop & rangehood
- Miele 600 mm dishwasher
- Feature pendant above the island

02

Bathrooms & Ensuite

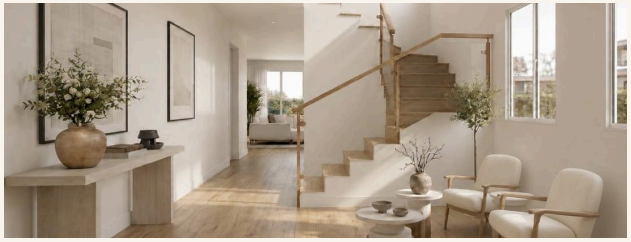
- Large-format 800 × 800 floor & wall tiling
- Wall-hung vanity with mirror cabinet
- Wall-hung toilet suite, in-wall cistern
- Semi-frameless shower glass partition
- Freestanding bath, where applicable
- Designer tapware, towel rail & accessories
- Tiled shower niche
- Bathroom heater — light & exhaust
- WaterMark-certified tapware throughout

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Living, flooring & laundry.



WARM, LIGHT-FILLED LIVING



TIMBER STAIR & ENTRY



LAUNDRY · OAK & STONE

03

Living & Internal

- 2.7 m ceilings to ground and first floor
- 2340 mm paint-finished timber doors
- Door hardware — hinges, locks & stops
- 2400 × 1000 mm aluminium entry door, electronic lock
- Solid-timber staircase & balustrade
- Built-in wardrobes to all bedrooms
- Engineered internal wall panels
- Smart light switches & sockets

04

Flooring

- 600 × 1200 herringbone timber-look tile
- SPC laminate flooring to selected areas
- Carpet to bedrooms & remaining areas
- Tiling to all wet areas
- Tiled skirting to wet areas

05

Laundry

- Full-height laundry cabinetry
- Undermount basin with mixer
- Stone benchtop
- Tiled wet-area finishes
- Practical, integrated fit-out

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Comfort, external & *built in*.



OPEN-PLAN LIVING



ALFRESCO & GARDEN



ROUSE HILL, NSW

06

Comfort & Electrical

- Ducted air-conditioning provision
- LED downlights throughout
- Waterproof downlights to wet areas
- Exhaust fans & bathroom heating
- TV, phone & data points
- Hard-wired smoke alarms
- Whole-home smart-ready

07

External & Structure

- Electric sectional garage door, remote
- Fibre-cement board external finish, no exposed timber
- Galvanised steel load-bearing frame
- R2.5 wall · R7 roof insulation, 7-star standard
- Colorbond® roof
- Glass balustrade, where applicable
- Aluminium feature grille
- Outdoor wall lighting
- Driveway, fencing & landscaping

08

Built In

- Design proven before build
- Components uniquely coded & traceable
- Factory quality control
- Whole-home smart-ready
- A complete digital record at handover

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SENTIUM
— ROUSE HILL · NSW —
— CLASSIC IN FORM. CRAFTED IN CODE. —
Made to live in.



Backed, *built in*.

Beyond the finishes, every Spargo is delivered to a single standard and stands behind a warranty — built to the National Construction Code and lawful to occupy on completion.

STRUCTURAL	MINOR DEFECT	MAINTENANCE	INSURED
6 years	2 years	90 days	Construction · Public Liability · Home Owner's Warranty
From practical completion	Defect warranty	Liability period	

NOTES FOR MARKETING USE

This simplified inclusion summary is for marketing use only and does not replace the full contract inclusion schedule. Final inclusions, finishes, brands, colours and layouts are subject to contract, final plans, supplier availability and developer/builder confirmation. Items shown as where-applicable or design-dependent should be checked against the final architectural drawings.