

STANDARD INCLUSIONS

call 02 4628 1777

- ✓ Standard site costs (up to 1m of fall over block)
- ✓ Engineered Class 'M' waffle pod concrete slab

External

- Bricks** ✓ Extensive range of 'Austral/Boral/PGH' bricks
- Frame and Trusses** ✓ Frames and trusses designed to timber framing code AS 1684
- Roof** ✓ Concrete roof tiles - wide selection of colours from the 'CSR' range of 'Monier Elabana'
- Windows** ✓ Quality domestic aluminum windows
- Fascia/Gutter** ✓ 'Colorbond'
- Termite** ✓ Termite protection to AS 3660.1

Internal

- Ceiling heights** ✓ 2440mm high ceilings
- Walls and ceiling** ✓ Plasterboard to walls and ceilings
- Cornices** ✓ 90mm cove
- Skirting/Architraves** ✓ 67mm architrave, paint grade
- Shelving** ✓ Melamine shelving
- Staircase** ✓ Timber top rail with wrought iron*

Kitchen

- Benchtop** ✓ 20mm caesar stone benchtop (standard range)
- Cabinetry** ✓ Laminate kitchen
- Handles** ✓ Metal handles from builders range
- Sink** ✓ Stainless steel one-and-a-half bowl sink
- Tap ware** ✓ 'Look' tap ware
- Cooktop** ✓ 'Omega' stainless steel cooktop
- Oven** ✓ 'Omega' stainless steel oven
- Rangehood** ✓ 'Omega' stainless steel rangehood

Doors

- Front doors** ✓ Solid timber paneled feature door
- Laundry** ✓ Redicoat exit door
- Internal** ✓ Flush panel hinged door
- Garage doors** ✓ 'B&D Panelmasta' sectional panel lift door

Ensuite/Bathrooms

- Waterproofing** ✓ Waterproofing seal to all wet areas to BCA requirements
- Cabinetry** ✓ White polyurethane vanity with moulded tops
- Mirror** ✓ Aluminum framed mirror over vanity
- Bath** ✓ Decina Fabrino
- Shower screens** ✓ Pivot framed shower screens
- Accessories** ✓ 'Glimpse' by Look
- Exhaust fan/light** ✓ Included
- Tap ware** ✓ 'Look' tap ware
- Toilets** ✓ Imperial ware valero close coupled toilet
- Floor waste** ✓ Chrome floor wastes

Ceramic Tiles

- Ensuite, Bathroom, W.C tiles[^]** ✓ Floor tiles
✓ Skirting tiles to perimeter
✓ 1.8m tiles to shower
✓ Tiling to bath area
- Kitchen tiles^{^^}** ✓ Kitchen splashback to underside of rangehood and overhead cupboards

- Balcony tiles^{^^}** ✓ Include floor and skirting tile
- Laundry tiles[^]** ✓ Skirting
✓ Splashback

Floor Coverings

- Remaining rooms** ✓ Entry tiles, family, kitchen, laundry[^]
- Alfresco, porch** ✓ 50/50 blend carpet – builders range
✓ Concrete floor to alfresco area and porch

Electrical

- Lighting** ✓ 1 light to each room
- Power points** ✓ 1 x double GPO to all rooms
✓ 2 x double GPO's to main bedroom, living room & family room
- Television** ✓ 1 x TV point to family room
- Telephone** ✓ 1 x phone point to kitchen

Hot Water

- Hot water system** ✓ 'Rheem' 5 star continuous flow 24

Paint

- Internal walls** ✓ 2 coats of a Wattyl brand low sheen acrylic
- Internal woodwork** ✓ 1 coat undercoat and 2 coats gloss enamel with a Wattyl brand

Laundry

- Sink** ✓ 'Everhard' 45L stainless steel laundry tub with white cabinet
- Tap ware** ✓ 'Look' tap ware

Insulation

- Wall insulation** ✓ R 1.5 to external walls (excluding garage)
- Ceiling insulation** ✓ R 3.0 to ceiling (excluding garage and alfresco)

Door Furniture

- Front entry** ✓ Gainsborough governor series
- Laundry** ✓ Gainsborough governor series
- Internal** ✓ Gainsborough amelia lever

*only if applicable to home design.

[^]allowance of \$25 per sqm



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