

# LOT 163, ALKINA DRIVE, ALKINA



**DUAL LIVING - \$590,000**

 **5**  **3**  **2**

## LAND REGISTRATION REGISTERED

**LAND SIZE** 375m<sup>2</sup>

**BUILD SIZE** 260m<sup>2</sup>

**LAND** \$239,000

**BUILD** \$351,000

**INITIAL DEPOSIT** \$1,000

**BALANCE OF LAND DEPOSIT** \$22,900

**BUILD DEPOSIT** \$17,550

## INCLUSION LEVEL - PREMIUM



**AIR CONDITIONING**



**DISH WASHER**

*(Bonus only approved for prompt contract signs  
(10 days) & finance approval (21 days))*



**20 WEEK BUILD TIME  
GUARANTEE**



**FIRST TENANT  
GUARANTEE**

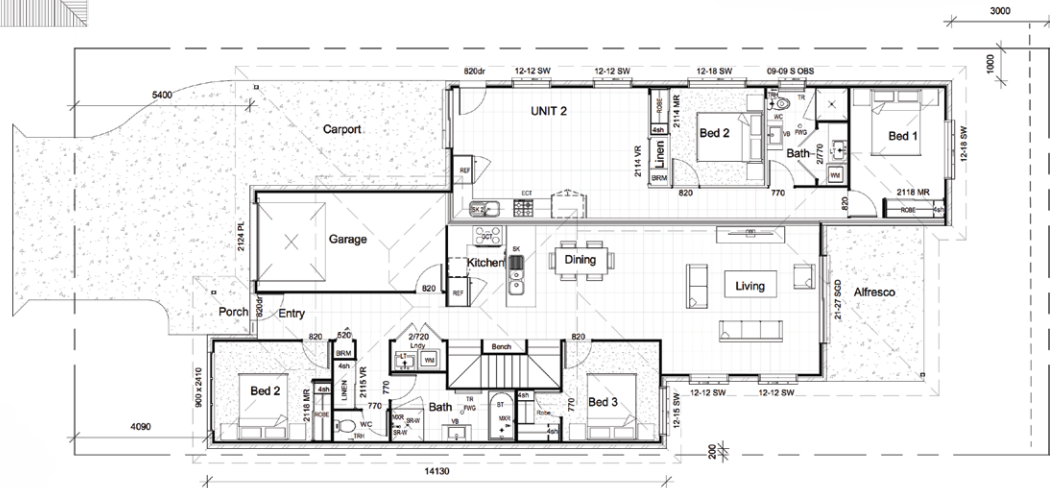


**TENANT READY**

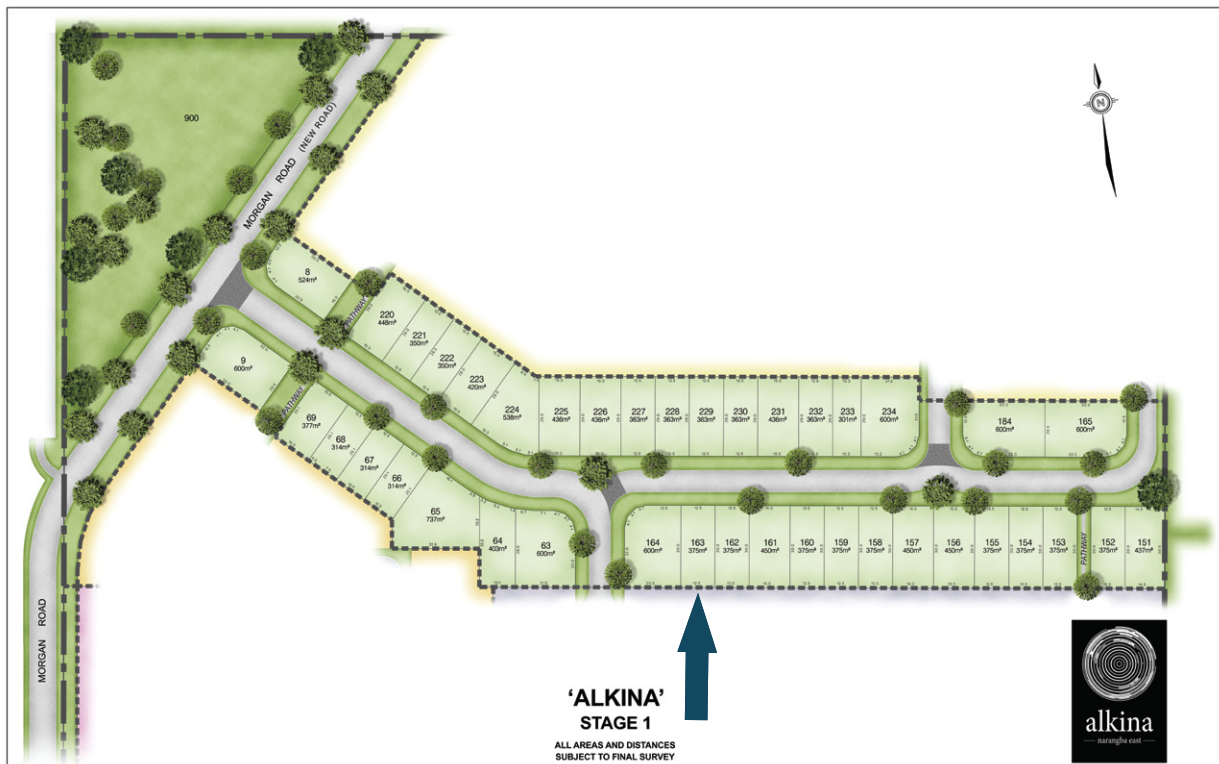


**RESALE READY**

Whilst every care has been taken in the preparation of this document, it is for guidance only. The developer and its agents reserves the right to amend specifications and prices without notice and make no warranty or representation as to the accuracy, reliability, currency or completeness of the information herein contained. All Floor Plans and Facades are indicative only. Refer to contract documentation for details, terms, conditions, fees and government charges that apply. For advertising purposes only. Please enquire for exact estimate on pricing.



Floor plan, furniture and fixture measurements and dimensions are approximate and are for the illustrative purposes only. boxbrownie.com gives no guarantee or warranty or representation as to the accuracy and completeness of the floor plan



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# PREMIUM.

## INCLUSIONS AND SPECIFICATIONS FOR DUAL OCCUPANCY DWELLING

### 1. GENERAL INCLUSIONS.

Architectural design  
Engineering plans  
Construction and Liability Insurance  
Building applications  
Site surveying and soil tests  
Council Inspections  
Building certification  
Termite protection to pipe penetrations and perimeter of building as per Australian Building Standards

### 2. CONSTRUCTION MATERIALS EXTERNALS.

<b>Frames</b>	Walls:	70mm stabilised timber frame
	Roof:	stabilised timber roof trusses
	Treatment:	termite resistant to Australian Standards
<b>Windows</b>	Aluminium with powdercoat finish Flyscreens	
<b>Sliding Doors</b>	Aluminium with powdercoat finish Flyscreens	
<b>Doors</b>	Front Doors:	Paint finished flush panel 820mm x 2040mm x 40mm with glass panels from the Hume Verve or Newington, single door range
	Laundry & Garage:	Hume solid core door, paint grade finish
<b>Roofing</b>	Metal:	Colorbond corrugated sheet roof, metal fascia and barge
	Gutter:	Colorbond quad with 100 x 50mm downpipes
	Insulation:	55mm Anticon blanket to roof
<b>External Walls</b>	Rendered brick or block, feature claddings as per construction design	
<b>Garage</b>	Panel lift garage door with remote controls (2) to unit 1 and 2 or as per plan Plasterboard wall and ceiling, with standard 'plain' concrete floor	
<b>Water System</b>	Two external taps for garden as per drawings	

### 3. CONSTRUCTION MATERIALS INTERNALS.

Internal lining plaster board, wet area plasterboard to wet areas  
Internal doors flush panel 2040mm high with brushed aluminium magnetic doorstops  
Contemporary room door furniture from Builder's Range Selection. Privacy set mechanism for bathroom, toilet & ensuite  
Skirtings: 68 x 12mm high PMDF Architraves: 42 x 11mm wide PMDF  
55mm Tru Scotia cornice throughout  
Ceiling height 2400mm standard throughout

### 4. ELECTRICAL FITTINGS.

Builders range light fittings  
1 x split system air conditioning unit to main living area unit 1  
1 x split system air conditioning unit to main living area unit 2  
4 x TVpoints  
2 x TV antenna  
Ceiling fans to all bedrooms and living areas, as per plan

### 5. FINISHING MATERIALS INTERNALS.

<b>Flooring</b>	Ceramic tiles from builder's range to all tiled areas on the plan Carpet to bedrooms
<b>Kitchen</b>	<p>Kitchen bench: manufactured 20mm composite stone Laminated fully lined kitchen cabinetry Kitchen Appliances: (Devcon's Imported Euro Builder's Range)</p> <p>Unit 1: Oven: stainless steel 600mm fan-forced multi-function electric underbench oven Cooktop: stainless steel 600mm ceramic electric cooktop Rangehood: stainless steel, pull-out 600mm canopy</p> <p>Unit 2: Oven: stainless steel 600mm fan-forced multi-function electric underbench oven Cooktop: stainless steel 600mm ceramic electric cooktop Rangehood: stainless steel, pull-out 600mm canopy</p> <p>Premium tile kitchen splash back Handles: brushed aluminium or chrome (Devcon Builder's Range) selection Kitchen Sink: Stainless steel, 1175mm-1.75 bowl Tap: single lever mixer, chrome finish (Devcon Builder's Range)</p>

## 5. FINISHING MATERIALS INTERNALS CONT.

Bathroom	<p>Mirrors: bathroom and ensuite-full vanity length with chrome/silver frame Basins: white vitreous china with chrome waste, single tap hole</p> <p>Bath: white acrylic with chrome waste</p> <p>Shower Bases: tiled shower base with chrome waste</p> <p>Shower Screens: framed silver with pivot door and clear laminated glass Taps and Outlets: single lever mixer, chrome</p> <p>Shower Rail: 600mm double rail, chrome</p> <p>Bathroom Accessories: toilet roll holder from (Devon Builder's Range)</p> <p>Toilet Suite: white vitreous china toilet suite with dual flush cistern and mini chrome cistern stop tap</p>
Laundry	<p>Sink/Cabinet: Inset single bowl stainless steel, with single lever mixer, chrome finish and mini washing machine stop taps to unit 1 and 2</p>
Windows & Doors	<p>Vertical blinds to windows and glass doors</p> <p>Sliding robe doors with melamine shelf inserts on one side with hanging rail Front Door: Entry set with deadbolt keyed alike with doorstop</p> <p>External Hinged Door: Entry set with deadbolt keyed alike to front door</p>
Storage/Shelving	<p>Robes: shelves (4) with hanging rail</p> <p>Walk in Robe: shelves (4) with hanging rails</p> <p>Pantry/Linen: shelves (4)</p> <p>Broom: shelf (1) - only on applicable floor plans</p> <p>Hinged Doors: flush panel, 2040mm high hinged door(s) (refer to drawings/plans) No Doors: open shelving only where indicated (refer to drawings/plans)</p> <p>Pantry, Linen, Broom: flush panel, 2040mm high hinged door(s) Linen: vinyl sliding doors</p> <p>Robes: mirrored sliding doors</p>
Paintwork	<p>Internal and External paint colours selected from builder's standard Wattyl range. Front Door: sealer undercoat with gloss top coats</p> <p>Other Hinged Doors and Sliding Doors: sealer undercoat with low sheen acrylic top coats Woodwork and Doors: (including internal face of external doors) sealer undercoat with semi- gloss top coats (doors, skirting and architraves to be one colour only)</p> <p>Ceilings: white</p> <p>Walls: sealer undercoat and two top coats washable (one colour throughout)</p>
Hot Water	<p>Electric hot water system to unit 1 and 2</p>

## 6. LANDSCAPING.

Pine timber paling fence to all sides, with gates to both sides or as per plan  
Fully turfed  
Stones to dead side of the house as per the plan  
Garden to front yard with garden edging, plants and mulch  
Letterbox  
Clothesline fixed to fence or external wall to both unit 1 and 2  
Driveway, Porch & Terrace: Exposed aggregate, acid washed (refer to drawings/plans for coverage)

## 7. LABOUR & RELATED TRADES.

All related trades and labour for above areas and completion of the home  
Plumbing and drainage to home and internals  
Electrical, to home and internals, including circuit breakers and earth leakage devices, smoke detectors, light fittings, ceiling fans  
Carpentry  
Roofing  
Plasterboard fixing and setting Waterproofing to all wet areas Tiling  
Flooring, carpentry, laminate system  
Painting  
TV antenna including booster

Disclaimer: All inclusions, designs and guarantee supplied and delivered by Devcon Building Co. Pty Ltd BSA Licence #54758. Specification subject to site inspection and change without notice. Service cost based on individual block of land. Please refer to final construction drawings for electrical detail. Items in pictures in this brochure such as display furniture, decorative displays and other items are not included in this house and land package. The buyer should refer to the contract drawings and standard inclusions for the correct detail.