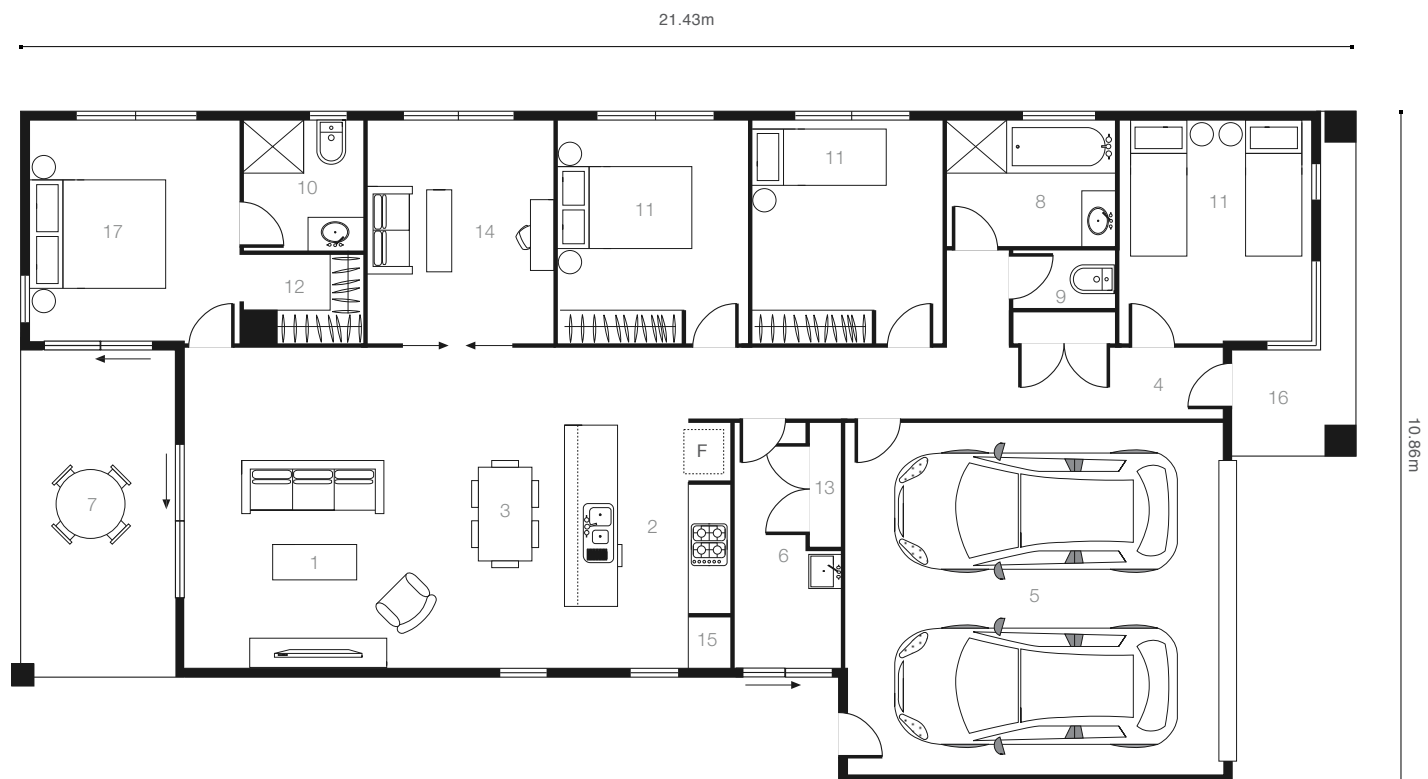


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## Details

4 Bedrooms

2 Bathrooms + Powder

Double Lock-Up Garage

2 Living Areas

Min. Block Size: 12.5m x 28m

Ground Floor: 147.04m<sup>2</sup> 15.82Sqs

Garage: 37.08m<sup>2</sup> 3.99Sqs

Porch: 4.71m<sup>2</sup> 0.50Sqs

Outdoor Living: 12.93m<sup>2</sup> 1.39Sqs

Total Area: 201.76m<sup>2</sup> 21.71Sqs

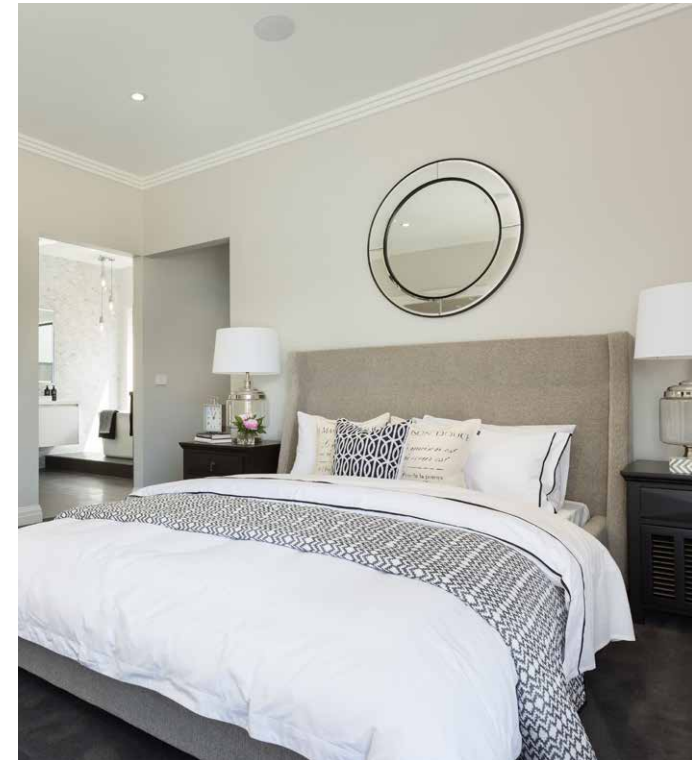
1/ Living 2/ Kitchen 3/ Dining 4/ Entry 5/ Garage 6/ Laundry 7/ Outdoor Living 8/ Bathroom 9/ Powder 10/ Ensuite  
11/ Bedroom 12/ Walk-in Robe 13/ Linen 14/ Theatre Room 15/ Pantry 16/ Porch 17/ Master Bedroom

The plans presented are for illustrative purposes only. For accurate drawings of each home, refer to construction drawings.



THE VESTBUILD DIFFERENCE





## THE DIFFERENCE

You can see at a glance that Vestbuild is different.

We try very hard to be better than our competitors and our inclusions, designs and homes have a lot of thought behind them. We conduct internal staff polls, customer surveys and use client feedback from sales to make our homes constantly better as we strive to improve our inclusions and homes all of the time. Whilst doing all of this we don't forget about the little things either.

Vestbuild is a detailed builder, and we appreciate the detail in order to make sure everything during the build process is covered and efficiently delivered. Vestbuild do not just build the home but we 'manage' the whole process of your build by ensuring you are guided through the building journey with your documentation, council submissions, connections and preliminaries meaning you don't need to worry.

## THE KITCHENS

Our kitchens are architecturally designed using the most stylish design principles, and interior designers that select the most luxurious brand of appliances which not only look great but are also highly functional making the fixtures for your home luxurious and without compromise.

## THE LIVING AREAS

Our architects ensure that spaces make sense and rooms and sections of the living area complement and flow within each other. The right lighting, air, quality inclusions, color themes are chosen to create comfort and durability is our main focus to ensure your home always looks great.

## THE BATHROOM & ENSUITE

Our designers spend a lot of time and effort to make our homes look great, feel like a home and be practical to everyday life. The bathrooms and Ensuite in your home are one of the most important everyday parts and we have made sure that we have included all of the luxury fixtures and fittings that you deserve to enjoy everyday.

## THE EXTERIOR

We put just as much thought, to the external and façade of the home as we do to the inside of your home. This is because we want that first impression to be unforgettable. Our designers carefully select the best combination of colors and materials to make sure your home stands out in the street and makes lasting impressions.

## THE LANDSCAPING

Landscaping is not a standard item for most builders but it is with Vestbuild. What is the point of building a beautiful home if you don't have it finished off properly or looking great at the end? This is why we engage landscape designers and specialists to design the perfect looking low maintenance gardens for our homes. We also are the only builders that use gardens in our facades and vertical gardens to ensure the home looks unique and is sustainable.







SETTING A NEW STANDARD





THE BEST INCLUSIONS



# WHITE LABEL INCLUSIONS

## PRELIMINARY WORKS

- Site Survey, soil test, site inspections as required
- Building Permit application including applicable fee
- Full set of Working Drawings including site plan and 6 Star Energy Rating
- Temporary Fencing & scaffolding as required
- Home Owners Warranty Insurance cover
- Fixed Price Contract (Subject to Vestbuild Terms & Conditions & available on request)

## GENERAL SITE WORKS

- Earthworks including leveling of construction platform over the build area
- Excavation of Rocks If/Where Required
- Storm water and sewer drainage requirements covered to legal points of discharge
- Connection to mains single phase power supply including conduit, cabling & charges
- Connection of underground telephone conduit, gas and water supply (opening fees not included as responsibility of owners after handover)

## FOUNDATIONS

- Concrete Slab built to engineers design
- Termite Spray & slab barrier system where applicable to relevant authority

## EXTERNAL FEATURES

- Natural Clay bricks from builders range
- Natural colour mortar joints
- Front Elevations per Working Drawings by builder
- Aluminium Windows throughout with standard glazing

- Aluminium Flyscreen's and Window Locks (Keyed Alike)
- Painted cement sheet infills above side and rear windows & doors
- Feature Front entry door with entrance lockset
- External Garage door with lock
- Weather seals to all external doors in accordance with Bush Fire requirements

## INSULATION

- Insulation to ceiling as per 6 star energy rating requirements
- Insulation to external walls and internal garage to home wall including sisalation

## CARPET

- Carpet from builders range to areas not tiled per colour selection

## ELECTRICAL

- Standard Light Fittings with globes to all Internal Light Outlets or Similar
- Double power points throughout dwelling except singles to fridge & dishwasher or as per electrical plan
- Plastic white wall mounted switch plates
- TV Antenna with TV point/s located as per plan
- One Telephone point to Kitchen pre wired including draw wire conduit to underground pit ready for phone service provider to make connection
- Hardwired Smoke Detector/s with battery backup located per plan
- RCD Safety Switches and circuit breakers to meter box
- External lights to all exits with external batten holder lights with shade hat
- NBN Ready Infrastructure to one point

## ROOFING

- Concrete roof tiles with colour selection by builder or plan specific
- Colourbond fascia and gutter colour matched by builder
- Colourbond downpipes colour matched by builder

## SECURITY

- Aluminium Fly Screen Door to External Front Door & Sliding Door if applicable

## FRAMING

- Pine wall frame throughout and engineered pine roof trusses

## HOT WATER SYSTEM

- Gas hot water system

## HEATING AND COOLING

- Type of heating & cooling is plan dependant as will vary depending on type of home as in one level or two storeys. Will be combination of either; 1 x Gas Ducted Heating Unit & 1 x Split System (cooling only) OR minimum 1 Split system (heating & cooling). Position of gas outlets and / or split system, A/C Unit is at builder's discretion.

## GARAGE – CAR ACCOMMODATION

- Double or Single Lock Up garage per plan
- Plaster ceiling
- Concrete Floor
- Remote Control Door with two remotes
- External walls brick or as per plan
- External rear access timber door

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## LANDSCAPING & FENCING

- 1800mm High Timber fencing (½ share of cost with boundary neighbours included) including wing fence
  - Front Landscaping includes mixture of small shrubs, chip bark &/or mulch, concrete to driveway, porch & path to front door, letterbox installed, one external tap to front water meter, level nature strip with top soil and seed
  - Rear Landscaping includes mixture of concrete paving accessible from living area, crushed rock &/or pebble toppings to blind side of home, clothesline and external tap.
  - Landscaping materials &/or items may vary at builders discretion depending on developers approval where applicable
- 

## INTERNAL FEATURES

- Doors all flush panel 2040mm with chrome hinges
  - Lever door handles
  - Moldings MDF skirting and architraves
  - Pull down Window and Sliding Door Blinds Throughout
  - Door stops to door openings
- 

## PLASTER

- 10mm plasterboard to ceiling and walls
  - Water repellent blue board to bathroom and ensuite shower walls
  - 75mm cove cornice to all areas
  - 2400mm high ceilings or as per plan
  - Plaster lined ceiling to portico and outdoor living areas where applicable on plan
- 

## PAINT – TWO COAT APPLICATION

- Gloss enamel finish to internal doors, jambs and moldings
- Flat acrylic paint applied to ceilings
- Acrylic to Internal Walls
- Professional internal colour selection by builder
- Exterior colour choices by builder
- Gloss finish to front entry door plus skirting boards & architraves
- Painted infills above windows where applicable refer to plan

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## STORAGE

- One melamine Shelf with hanging rail to walk in robes and all robes
  - Four melamine easy clean shelves to all pantry and linen cupboards
  - Handles from builders range to all drawers and cabinet cupboards
  - Sliding Doors to double robes, single hinged door to single robe/linen cupboards
- 

## KITCHEN

- Stainless Steel 600mm Fan Forced Electric Oven Brand By Builder
  - Stainless Steel 600mm Gas Cook Top Brand By Builder
  - Rangehood Slideout Stainless Steel 600mm Wide Brand By Builder
  - Stainless Steel Dishwasher Including Single power point and capped cold water point
  - Chrome flick master tapware
  - Melamine door and drawers
  - 20mm reconstituted stone bench top as per internal colour selection choice
  - Melamine interior shelving
- 

## CERAMIC TILING

- Splash back to kitchen, bathroom, ensuite, and laundry as per plan
  - Floor tiles to ensuite, bathroom, laundry, WC's, kitchen where shown on plans and as per internal colour selection
  - 100mm high skirting tiles to bathroom, ensuite, WC's and laundry
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## LAUNDRY

- 45 Litre white laundry sink with cabinet and direct washing machine bypass
- Individual Hot and Cold Chrome tapware

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## BATHROOM AND ENSUITE

- Vitreous White China Vanity Basins
  - Polished Edge Mirrors
  - White Bath in Tiled Podium
  - 900mm X 900mm shower bases or size as Per Plan
  - Semi-Framed Shower Screens with Aluminium Frame and Clear Glazed Pivot Door
  - Vitreous White China Toilet Suite
  - Chrome Tap Ware
  - Towel Rails and Toilet Holders
  - Exhaust fans to bathroom and ensuite
  - Melamine Doors and Drawers
  - Post Form Laminate Bench Top
  - Melamine Interior Shelving
  - Chrome Handles, Counter Top Basins with Flick Mixers
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## QUALITY INSPECTIONS

Vestbuild handover PCI Property Completion Inspection with owners and building supervisor organized by our experienced Vestbuild construction coordinator

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## WAIVER ACKNOWLEDGEMENT

It is agreed by the purchaser/s that the builder reserves the right to provide alternative products &/or items on proviso these replacements are of the same or similar quality and colour as that of the original listed above. The exact location &/or method of installation is at the discretion of the builder in accordance with the Australian Building Code Standards.

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## DISCLAIMER

The photography, furniture, facades and marketing used in this brochure are taken from display suites and may contain upgrades and features that are not included in the white label inclusions list provided in your Vestbuild Home. All inclusions list items listed are correct at the time of printing and Vestbuild reserves the right to change, replace or withdraw any inclusions if and when required.







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