

TURNKEY INCLUSIONS

HOUSE AND LAND

GENERAL

Fixed price contract
Fixed price site costs including rock excavation
Survey and drafting plans
All permits as required by Building Regulation
Engineer designed foundations
All service connections (excluding consumer account opening and fibre optic connection if applicable)
Home owners warranty
12 months maintenance period
House fully cleaned on completion
6 Years structural guarantee

CONNECTIONS

Stormwater, sewer & underground power included
Telephone & electricity standard: connection fees by owner

EXTERNAL INCLUSIONS

Waffle slab as per engineers design

Concrete roof tiles from Alice roof tiles, as per colour document
Colorbond fascia, gutter and downpipes
Austral Bricks (Builders Range) as per colour document
Natural colour mortar with rolled joints

Full Brickwork infill above all windows and doors, including garage door
Plaster lined ceiling to outdoor living with 75 mm cornices (if applicable)
Colour sealed concrete driveway and 1m wide path around the house

Stylish two colour render to the front of the house (piers, garage, above entrance door)

INTERNAL INCLUSIONS

F5 Pine wall frame and engineered roof trusses

2700 mm ceiling height

10mm Boral plasterboard to walls, 10mm super span Boral plasterboard to ceiling, water resistant plasterboard to wet areas and 75mm squatia cornices

67mm single bevel architrave and skirting boards throughout

Melamine shelf with 1 hanging rail to bedroom wardrobes

GARAGE

Colorbond sectional garage door with motor and 2 remotes & wall mounted remote.

Pedestrian weatherproof door (product specific)

Flush panel internal access door to the garage (plan specific)

Concrete floor (poured as part of slab)

WINDOWS

Obscure glazing to ensuite, bath and WC

Aluminium sliding windows (unless an alternative is required due to the energy rating) Builders Range with keys and locks



DOORS – EXTERNAL

Feature Gainsborough entry door 2040 mm x 820mm or 920mm with or without frosted or clear glass inserts (per colour selection)

Gainsborough trilock entry set to front door

Entrance set to all external hinged doors

DOORS-INTERNAL

Stylish flush panel doors 2040mm high throughout (2 coat trade gloss)

Flush panel sliding doors 2040mm high to wardrobes

Amelia lever chrome door handles to all internal doors with privacy latches to bathrooms and toilets

HEATING

Banaire gas ducted heating to all bedrooms, bathrooms and living areas. Up to 8 points with wall mounted thermostat

FLOOR COVERINGS

Quality Ceramic wall tiles to wet area as required to bathroom and ensuite (Builders Range)

Quality Ceramic floor tiles or 12mm laminate flooring to meals, kitchen, entry and hallway Builders Range—size allowance up to 500x500mm

300mm tiled splash back to vanities, 500mm high behind bath and up to 1800mm high behind shower. (Décor not included)

Stylish carpet to balance of the home (bedrooms)

ELECTRICAL

Double power points to all bedrooms

Down lights to opening areas as per plan (Up to 22 downlights)

Batten holder light fixtures with shades to reminder of home

Flood light with sensor outside laundry and above front garage door

Led downlight to front porch

2 wall mounted lights to front piers

White wall mounted switches

Hardwired smoke detectors with battery backup

Safety switch to meter box, switchboard to external

2 TV antenna points

1 prewired phone point

67mm single bevel architrave and skirting boards throughout

1 Melamine shelf with 1 hanging rail to bedroom wardrobes

NBN Conduit from meter box to garage

KITCHEN

Baumatic Premium 900 mm stainless steel freestanding oven with cook top

Baumatic Premium 900mm stainless steel slide out or canopy rangehood

Premium laminate bench tops (square edge), cabinets, including overhead cupboards

Designer chrome handles round or square finish

Double bowl stainless steel sink

Modern mixer tap

Fully tiled splash back

2 melamine shelves to pantry



TURNKEY INCLUSIONS

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LAUNDRY

45.6 Litre Stainless Steel Trough with cabinet underneath
Chrome set mixer and chrome washing machine stoppers



ENSUITE

Stylish rectangular above counter basin
Gloss or matt look laminate cabinet with square edge laminate bench top
Chrome handles
Semi frameless designer shower screen with clear glass
Round white ceiling exhaust fan above shower
Acrylic or tiled shower base
Modern mixer tap
Mirror to full length of the vanity with aluminum frame
4 star toilet suite



BATHROOM

Stylish rectangular above counter basin
White acrylic bath
Chrome basin set
Chrome handles
Gloss or matt look laminate cabinet with square edge laminate bench top
Semi frameless designer shower screen with clear glass
Mirror to full length of the vanity with aluminum frame
Round white ceiling exhaust fan above shower
Acrylic or tiled shower base (plan specific)
Mirror to full length of the vanity with aluminum frame



WC / POWDER ROOM

Round white ceiling exhaust fan
4 star toilet suite



PAINT

Doors -Two Coat trade gloss
Painted woodwork- 1 undercoat. Two coat gloss
Plaster Ceiling- 2 Coats of Flat acrylic
Plaster walls-2 Coats Washable flat acrylic



ENERGY EFFICIENCY

6 star energy rating
Solar hot water system with solar panel on roof or recycled water (depending on the area)
Insulation bats to external walls and ceiling as per "Six Stars Rating" requirement



LANDSCAPING

Front and back landscaping (combination of plants, pebbles, bark, top soil and seeds to the rear of the house)

Full timber fence around the house where applicable including wing fence

Letterbox pillar (Builders Range)

SPECIAL OFFER

UPGRADE/S— INCENTIVE/S

Single Holland Blinds throughout—Builder Range

Baumatic Stainless Steel Dishwasher

Bonaire Evaporative air-conditioning throughout (up to 7 points)

Stone bench top to kitchen

Flyscreens to all openable windows

