




Land Size 514m2

Home size 26sq

LOT 13 Blueleaf Place Brookfield

5  2  2 

\$508,890

SUMMARY

Land Price: **\$217,000**

House Price: **\$291,890** (Fixed Price)

Land Size: **514m2**

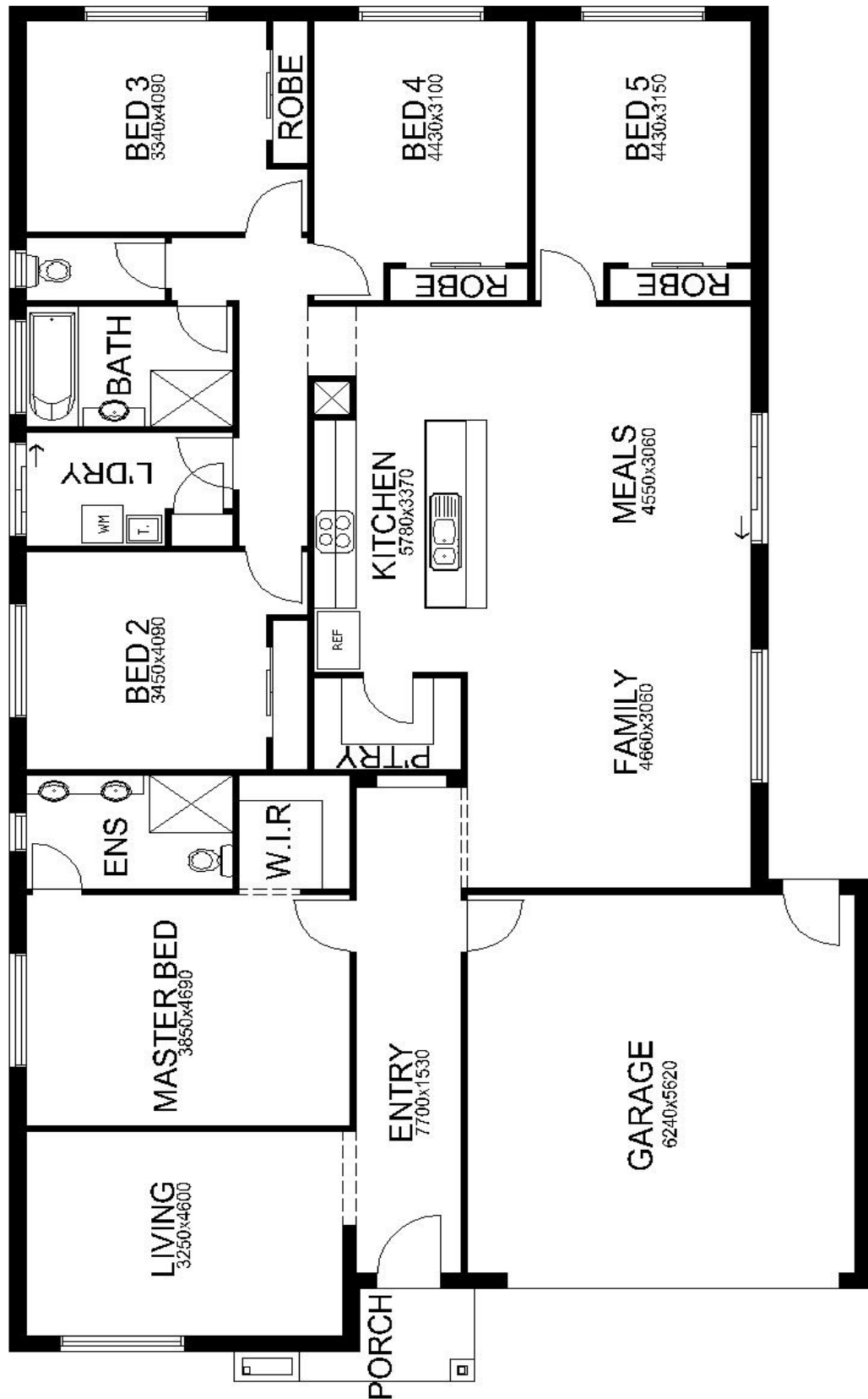
House Size: **26sq**

Land Title: **April 2019**



Land Size 514m2

Home Size 26sq



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STANDARD INCLUSION LIST

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

EXTERNAL INCLUSIONS

- Concrete roof tiles as per colour document
- Colorbond fascia, gutter and downpipes
- Bricks as per colour document
- Natural colour mortar with rolled joints
- Brickwork above all windows
- 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

- Waffle slab as per engineers design
- 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
- 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)
- Window locks to all openable windows (keyed alike)

DOORS – EXTERNAL

- Feature Gainsborough entry door 2040 mm x820mm or 920mm with 4 frosted or clear glass inserts
- Gainsborough trilock entry set to front door
- Entrance set to all external hinged doors

DOORS-INTERNAL

- Stylish flush panel doors 2040mm high throughout
- 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

- Brearer gas ducted heating to all bedrooms bathrooms and living areas (8) points with wall mounted thermostat

FLOOR COVERINGS

- Quality wall tiles to wet area as required
- Quality floor tiles or timber laminate to meals, kitchen, entry and hallway (refer to plan)
- Stylish carpet to balance of the home

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STANDARD INCLUSION LIST

ELECTRICAL

- Double power points to bedrooms
- Down lights to living areas
- Battern 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
- 2 TV antenna points
- 1 prewired phone point
- **Wired security alarm with 3 sensors**
- 67mm single bevel architrave and skirting boards throughout
- Melamine shelf with 1 hanging rail to bedroom wardrobes

KITCHEN

- **Premium 900 mm stainless steel freestanding oven with cook top**
- **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
- 3 melamine shelves to pantry



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

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STANDARD INCLUSION LIST

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 service with gas booster
- Insulation bats to external walls and ceiling as per "Six Stars Rating" requirement

LANDSCAPING

- Front and back landscaping –combination of pebbles, bark, top soil and plants
- Full timber fence around the house where applicable including wing fence

SPECIAL OFFERE

- Holland Blinds throughout—Builder Range
- Stainless Steel Dishwasher
- Evaporative airconditioning throughout
- Stone Bench Top kitchen



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