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## MOVE IN, READY



**We don't just give you a turnkey home, we give you a 'Move in, Ready' Home.**

With a *'Move in, Ready' Home*, you'll get:

- Driveway
- Fencing
- Turf
- Landscaping as per CDC Landscaping Plan
- All base site costs
- Letterbox
- Clothesline
- Floor Coverings.

No confusion, no games, no gimmicks. With *'Move in, Ready'* CHL takes the pain out of building.

**Make sure your comparing apples to apples....**

**No hidden or extra costs....**

Every builder has a different definition of turnkey inclusions - but what do they really mean?

Some have driveways, some have turf, some have floors, some have neither, some have extra costs.

Make sure you always ask for a full quote for site costs and get a list of what your turnkey inclusions are.

At CHL we are *'Move in, Ready'*. Get what you really want, get what you expect, with no extra or hidden costs.

Are you *'Move in, Ready'*?



## ***SPECIAL PROMOTION UNTIL END OF JUNE 2019***

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### **EXTERNAL**

<b>Slab</b>	Engineer designed concrete slab to suit 'M' classification soil.
<b>Frames</b>	450mm Eaves as per architectural plan, 90mm external stud frames to ground and first floor.
<b>Pest Treatment</b>	Termite Protection to pipe penetrations and perimeter.
<b>Driveway</b>	Broom finished Plain Concrete Driveway including Plain Concrete Crossover (from boundary to kerb) and Pathway from Driveway to Porch
<b>Roof</b>	Concrete roof tiles from standard builder's range
<b>Windows</b>	Aluminium Windows and Sliding Doors
<b>Bricks</b>	Selection of Bricks from Builders' standard range
<b>Fascia/Gutter</b>	Colorbond fascia and gutter with painted PVC Downpipes
<b>Garage</b>	Colorbond Sectional Overhead Door
<b>Rainwater Tank</b>	Rainwater tank as per BASIX requirements, 3,000 litre Colorbond Coloured Steel aboveground water tank connected to all toilets, cold washing machine tap and one garden tap.

### **INTERNAL**

<b>Ceiling</b>	2440mm ceiling height
<b>Floor</b>	300mm engineered floor joist system.
<b>Cornice</b>	90mm cove cornice.
<b>Staircase</b>	Painted timber staircase with square newel posts, handrail and balusters with MDF treads and risers.
<b>Skirting &amp; Architrave</b>	42mm bevelled edge architrave with paint finish and 67mm bevelled edge skirting with paint finish.
<b>Robes</b>	Flush panel internal 2040mm doors in pre-primed paint finish to bedroom robes with one melamine shelf and hanging rail.
<b>Cupboards Linen/Store</b>	Melamine shelves four (4) to Linen Cupboard, one (1) to Broom Cupboard, one (1) to store cupboard and one (1) to Coat Cupboard including hanging rail. (where applicable to design).
<b>Insulation</b>	R2.0 Thermal Batts to External Walls including internal wall between garage and house (excludes external walls of garage).  R3.5 Thermal Batts to ceilings with roof over (excluding ceilings over garage, porch, alfresco).

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## KITCHEN

Cabinetry	Overhead cupboards to Kitchen. Bulkhead to Overhead Cupboards. Kickboards as per doors. Cutlery Tray to Kitchen Drawer.
Benchtop	Laminated square edge benchtops in a wide range of colours. <b>SEE PROMOTION</b>
Oven	60cm Electric Oven in Stainless Steel Finish.
Cooktop	60cm 4 Burner Gas Cooktop in Stainless Steel Finish. OR 60cm Ceramic 4 Burner Electric Cooktop (if no gas available)
Rangehood	60cm retractable externally ducted rangehood in Stainless Steel finish.
Tapware	Chrome Mixer Tap to Kitchen Sink.

**PROMOTION  
UNTIL END  
OF JUNE  
2019**

***Provide 20mm standard range stone bench top to Kitchen in lieu of standard laminate.***

**PROMOTION  
UNTIL END  
OF JUNE  
2019**

***Provide Downlight package to ground floor living areas and alfresco (includes up to 12 x Downlights).***

## ENSUITE & BATHROOMS

Cabinetry	Vanity Unit, with laminated square edge tops, and laminated doors with PVC edges in a wide range of colours.
Vanity Basin	Semi-Recessed or inset (per architectural plans) with one tap hole and standard plug and waste.
Powder Room	Laminated benchtop and apron (where specified on brochure plan).
Vanity Mirrors	Frameless polished edge bathroom mirrors.
Baths	White Rectangular Bath
Toilet Suites	Close Coupled Toilet Suite with soft close seat.
Shower	Framed showed screens with pivot doors, chrome trims and clear laminated glass.
Tapware	Chrome Lever Mixer to all Basins. Chrome Lever Mixer and outlet to Bath. Multifunction hand-held shower with rail and lever mixer.

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## **AL-A CARTE UPGRADE LIST**

Provide ceramic floor tiling in lieu of Carpet to the Entry Hallway, Family and Meals (selected from the Builder's standard range).	<b>\$3,590</b>
Provide ceramic floor tiling to the Front Porch (selected from the Builder's standard range) including steps if applicable.	<b>\$525</b>
Provide ceramic floor tiling to the Alfresco (selected from the Builder's standard range) including steps if applicable.	<b>\$1,075</b>
Provide 14KW standard Inverter ducted air conditioning with 2 zones and return air to be located on the ceiling. (Note: Positions of outlets and return air is determined by air conditioning contractor. This unit is designed to have one zone operating at a time).	<b>\$12,050</b>
Provide 2.5Kw split system air conditioning unit to Living.	<b>\$2,230</b>
Provide alarm system with four sensors, including single power point and additional phone point.	<b>\$1,410</b>
Provide 90cm wide electric oven, gas cooktop and canopy rangehood in lieu of standard 60cm wide oven, cooktop and rangehood	<b>\$1,610</b>
Provide Built Under Dishwasher in Stainless Steel finish and Microwave including Trim Kit in Stainless Steel finish.	<b>\$1,495</b>
Provide Oyster Light Fittings to Bedrooms.	<b>\$440</b>
Provide 2 globe heat / fan / light unit to Bathroom and Ensuite (if applicable).	<b>\$520</b>
Provide Downlight package to ground floor living areas and alfresco (includes up to 12 x Downlights).	<b>\$1,490</b>
Provide a Glass kitchen splashback (from The Builder's standard range) in lieu of standard tiles.	<b>\$1,580</b>
Provide 20mm standard range stone bench top to Kitchen in lieu of standard laminate.	<b>\$3,510</b>
Provide 20mm standard range stone Waterfall Ends in lieu of standard laminate end panel to Kitchen Island Bench.	<b>\$1,200</b>
Provide 20mm standard range stone bench top to vanities (to be the same selection as kitchen) in lieu of standard laminate.	<b>\$1,160</b>

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