ARG ⟨
⇒
PROPERTY

# HOUSE AND LAND



Lot 405 – Ellendale – Upper Kedron

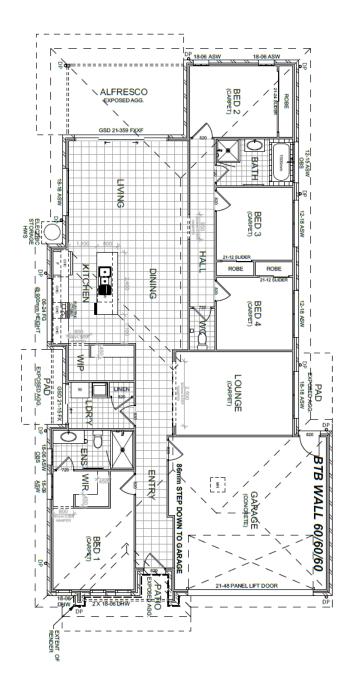
Land 439m<sup>2</sup> \$ 410,000 Package Price \$ 675,555 House 223m<sup>2</sup> \$ 265,555

#### DISCLAIMER

Rendered brochure may depict fittings, fixtures or features not included. Façade is used for marketing purposes only. A detailed list of inclusions is made available in the builders standard specification and would be included in the final building contract. This document should be used as a guide only. From time to time specifications may change due to product availability or at the builders discretion without notice.

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## **Coolum Design**

### SPECIFICATIONS



4 BED



2 BATH



2 CAR



2 LIVING

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#### **PRE-CONSTRUCTION**

- Engineers soil report & slab design
- Council building application fees (standard applications based on Local City Council excluding town planning, bonds etc.)

#### **SITE WORKS, FOUNDATIONS & CONNECTIONS**

- Fixed price site works including cut/fill and retaining walls as required.
- Engineer designed concrete slab & footings with control joints where applicable
- Termite treatment to slab penetrations and physical perimeter barrier
- Sewer & Storm water connections to existing serviceable connection points
- Water connection from pre-tapped water main

#### **ENERGY EFFICIENCY**

- 6 Star Rated as per government regulations.
- R2.5 ceiling batts to ceiling area (excluding garage and external roof area)
- R1.5 walls batts to external walls (where required)
- Double sided foil "Wall-wrap" to external stud wails
- 250L Electric Storage HWS
- Weather seals fitted to external hinged doors
- Wall mounted split system reverse cycle air conditioner to living room and master bedroom
- 500 KPA water pressure limiting device
- Energy efficient down lights to dwelling, fluorescent lights to garage

#### **BRICKS, WINDOWS, ROOFING & GARAGE**

- Select range of clay bricks from the Builders standard range with natural mortar.
- · Natural mortar with raked joints
- Feature render finish to front façade where required (Refer plan for details)
- Powder coated aluminium windows in the standard Builders range of colours
- Powder coated aluminium framed security screens to all openable windows and external doors
- Keyed window locks to all opening sashes and sliding doors
- Metal roof or concrete roof tiles in the standard Builders range of colours. Refer plan for details
- Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- Metal fascia & gutter in the standard Builders range of colours
- Roller blinds to all windows and sliding glass doors (excludes wet areas, window behind cooktop & garage if applicable)
- Obscure glass to Bathroom, Ensuite and WC windows

#### **KITCHEN**

- Stone bench tops from Builders standard range
- Laminate finish to joinery in the standard Builders range of laminates & handles
- Overhead Cupboards to kitchen with plaster lined bulkhead (where applicable) Refer plan for details
- Technika 900mm wide stainless steel freestanding electric cooker
- Technika 900mm wide glass canopy rangehood
- · Technika freestanding stainless steel dishwasher
- Inset stainless steel kitchen sink
- · Chrome sink mixer
- 2 X Pendant lights to island bench (if applicable)
- Kitchen sink mixer tap Mizu Soothe with pull out spray
- Cold water point to fridge space

#### **BATHROOM, ENSUITE & TOILET**

- Stone bench tops from Builders standard range
- Laminate finish wall hung vanities in the standard Builders range of laminates & door handles
- Clear laminated aluminium framed shower screens in the standard Builders range of colours
- White acrylic bath (1500-1675mm design specific)
- 1050mm high aluminium frameless mirrors fitted to the same width as the vanity unit
- Chrome mixer tapware
- Chrome metal double towel rails and toilet roll holders
- Dual flush vitreous china suite with soft close seat
- · White ceramic basins
- · Hand shower on rail







#### **CERAMIC TILING & FLOOR COVERING**

- Bathroom & Ensuite floors, 2000mm high to showers, 500mm above bath and single row of skirting tiles to wet areas
- Kitchen 600mm tiled splash back
- Toilet & Laundry floors, 500mm splash back over tub and single row of skirting tiles
- Ceramic tiles to Kitchen, Meals and Family area as per plan
- Builders range carpet to Bedrooms, and Lounge as per plan

#### **ELECTRICAL**

- Earth leakage safety switch & circuit breakers
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest mains connection point
- Double power point to each room as per electrical plan.
- Two (2) television points (complete with 6 lineal metres of cable and antenna)
- Smoke detectors (hard wired with battery backup)
- Pre-wiring for two (2) Telstra phone points
- Weatherproof external light fittings (where applicable)
- · Ceiling fans to bedrooms and alfresco

#### **STANDARD INTERNAL & EXTERNAL FEATURES**

- 2440mm nominal Ceiling height
- 2040 x 820 feature external front door with clear glazing
- Flush panel paint grade external hinged doors to other external doors (where applicable)
- Paint grade flush panel internal passage doors
- Gainsborough Ambassador Lever Set to front entry door
- Internal lever door furniture
- · Door stops and catches throughout

- Deadlock to all external hinged doors
- 90mm paint grade coved cornice, 42mm paint grade splayed architraves & 68mm paint grade splayed skirting
- Three (3) coat internal paint system to Manufacturers standard specifications
- Two (2) coats to ceiling to Paint Manufacturers standard specifications
- Two (2) coat external paint system to external trim and doors to Paint Manufacturers standard specifications
- Mirror sliding robe doors and melamine single rail and shelf to wardrobes
- Vinyl Sliding doors to linen with melamine shelving (where applicable- Refer plan for details)
- 45 litre freestanding stainless Laundry tub
- Two (2) external garden hose taps
- AAA Rated hand shower rail and tapware
- Exposed aggregate (unsealed) concrete driveway and paths
- Landscaping including A grade turf to front and rear yard and garden bed to front garden with garden edging (refer landscape plan)
- Timber fencing to side and rear boundaries including returns and gate
- Fold down clothesline
- Render finish painted letterbox and metal insert

#### WARRANTIES

- Twelve months maintenance period
- 7 Year structural guarantee

