



Lot 405 – Ellendale – Upper Kedron

Land 439m²
\$ 410,000

Package Price
\$ 675,555

House 223m²
\$ 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.



SPECIFICATIONS



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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 walls
- ♦ 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

