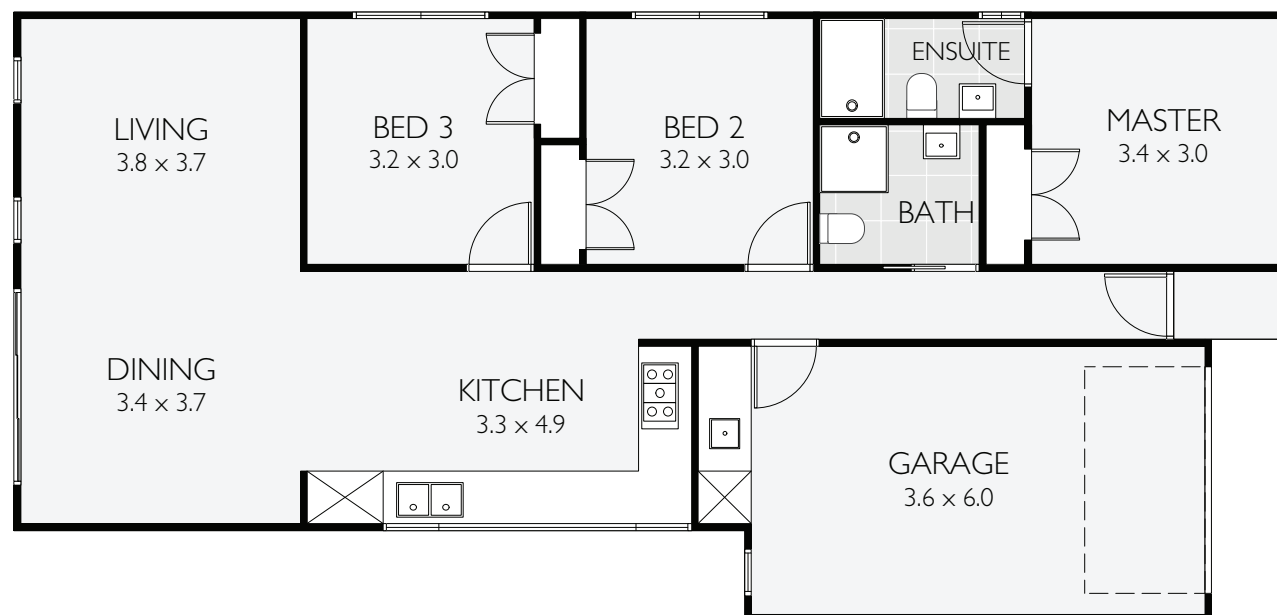
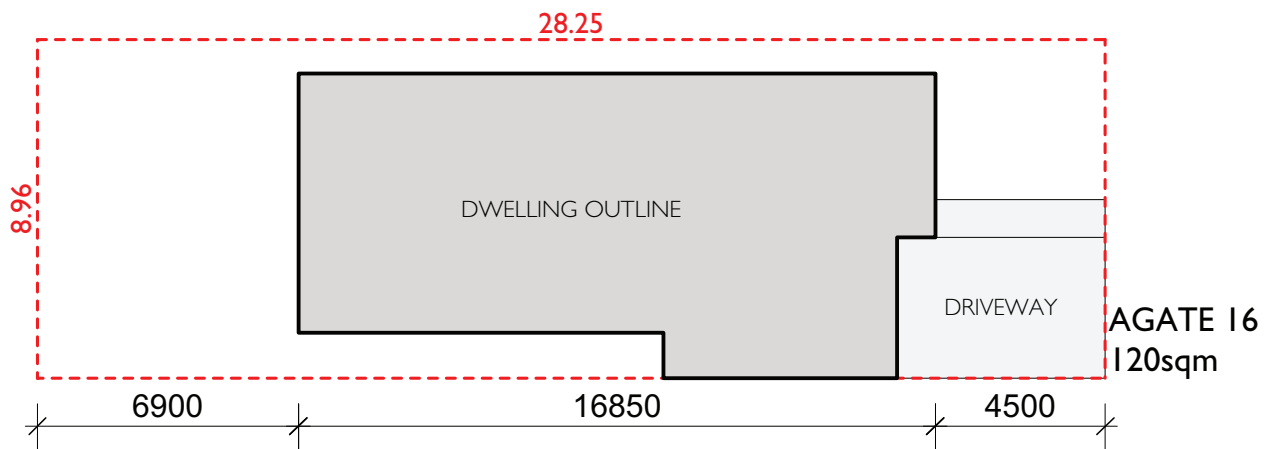




BRASS
HOMES

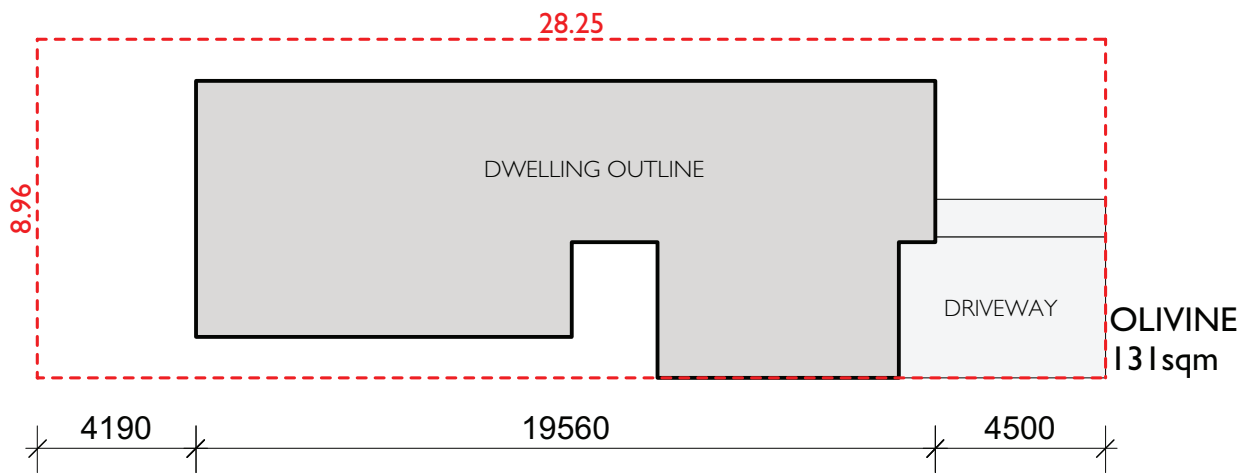


AGATE 16

TOTAL FLOOR AREA - 120 SQM
GARAGE AREA = 24 SQM
PORCH = 1.4 SQM

BEDROOM = 3
BATHROOM = 2
GARAGE = 1



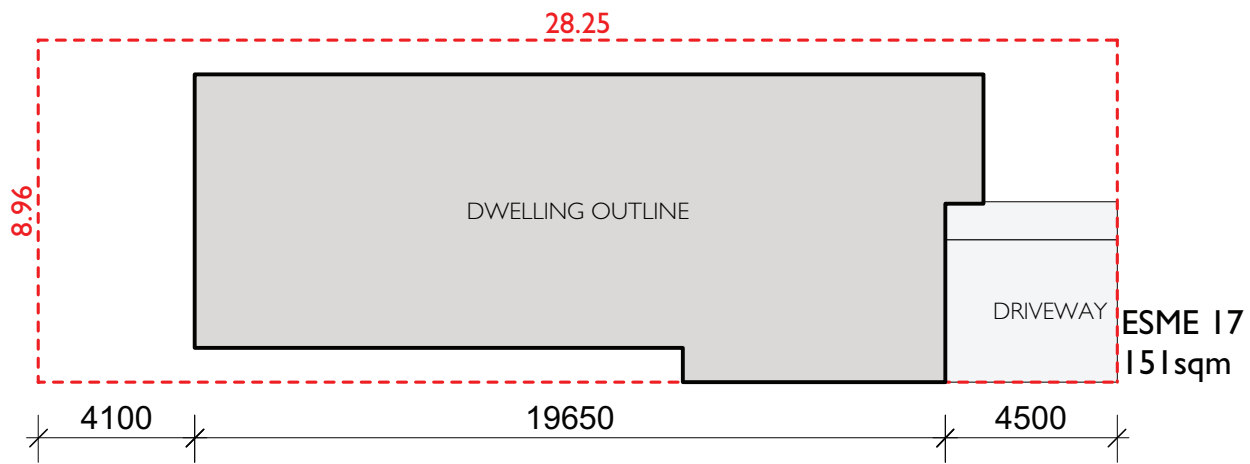


OLIVINE 17

TOTAL FLOOR AREA - 131 SQM
GARAGE AREA = 22 SQM
PORCH = 2.0 SQM

BEDROOM = 4
BATHROOM = 2
GARAGE = 1

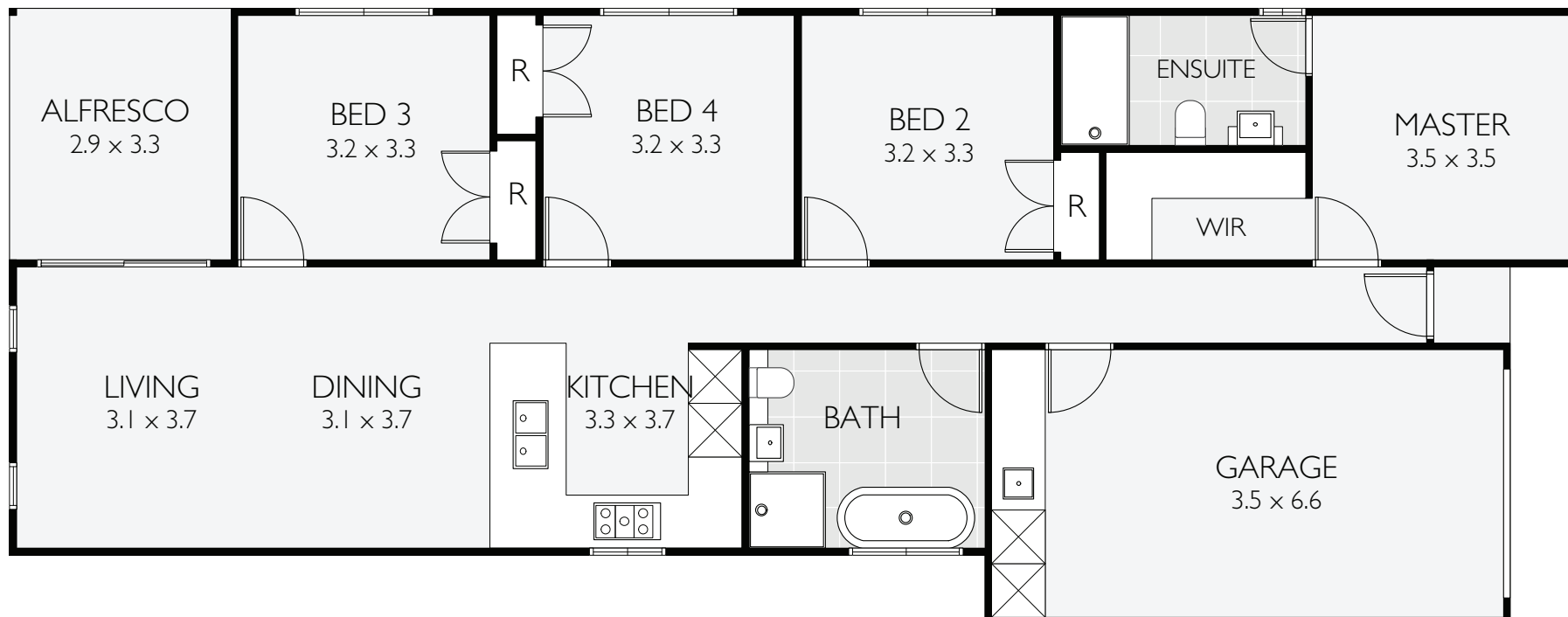




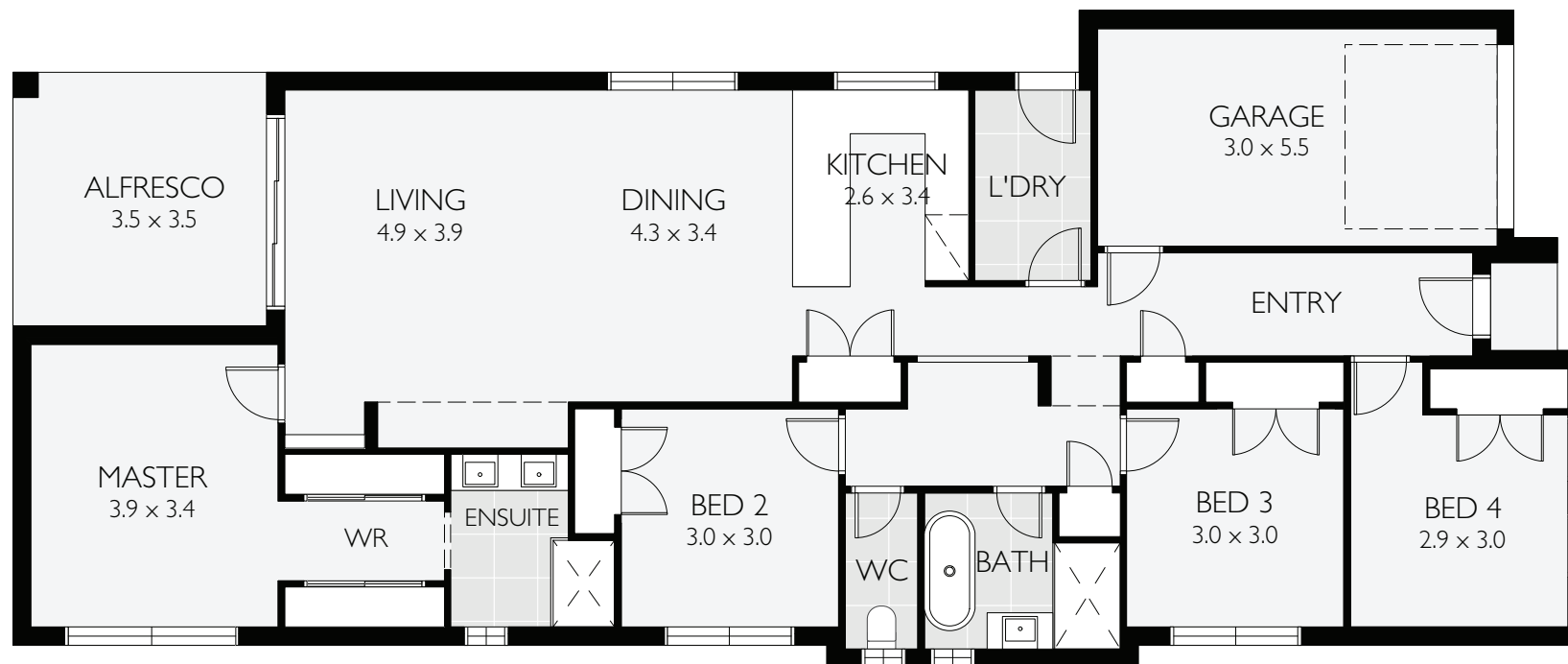
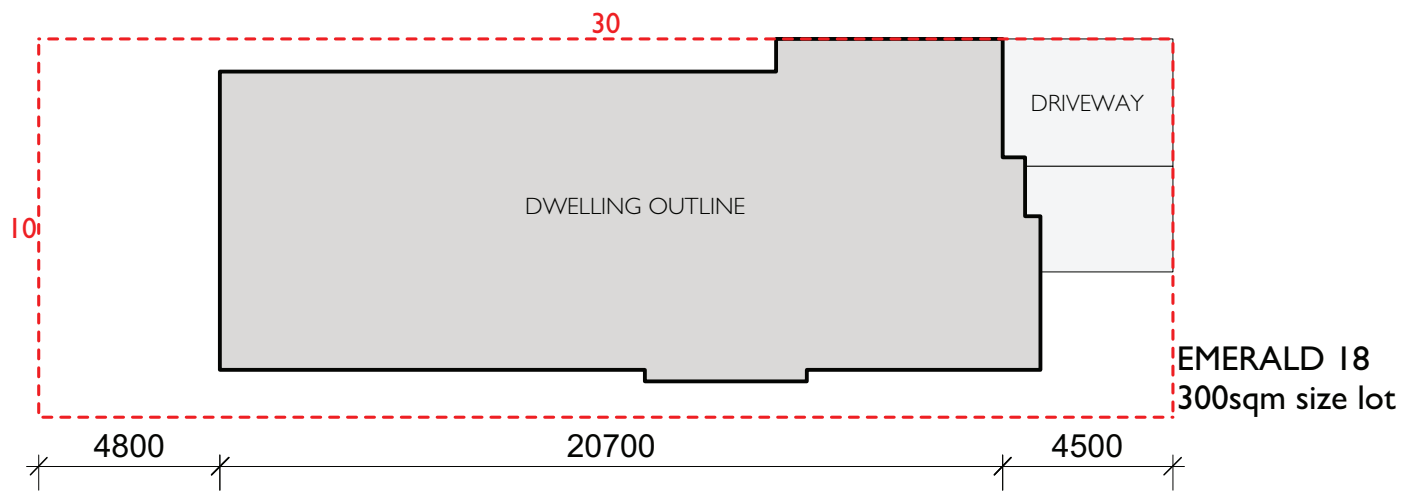
ESME 17

TOTAL FLOOR AREA - 151 SQM
GARAGE AREA = 24 SQM
PORCH = 1.3 SQM

BEDROOM = 4
BATHROOM = 2
GARAGE = 1





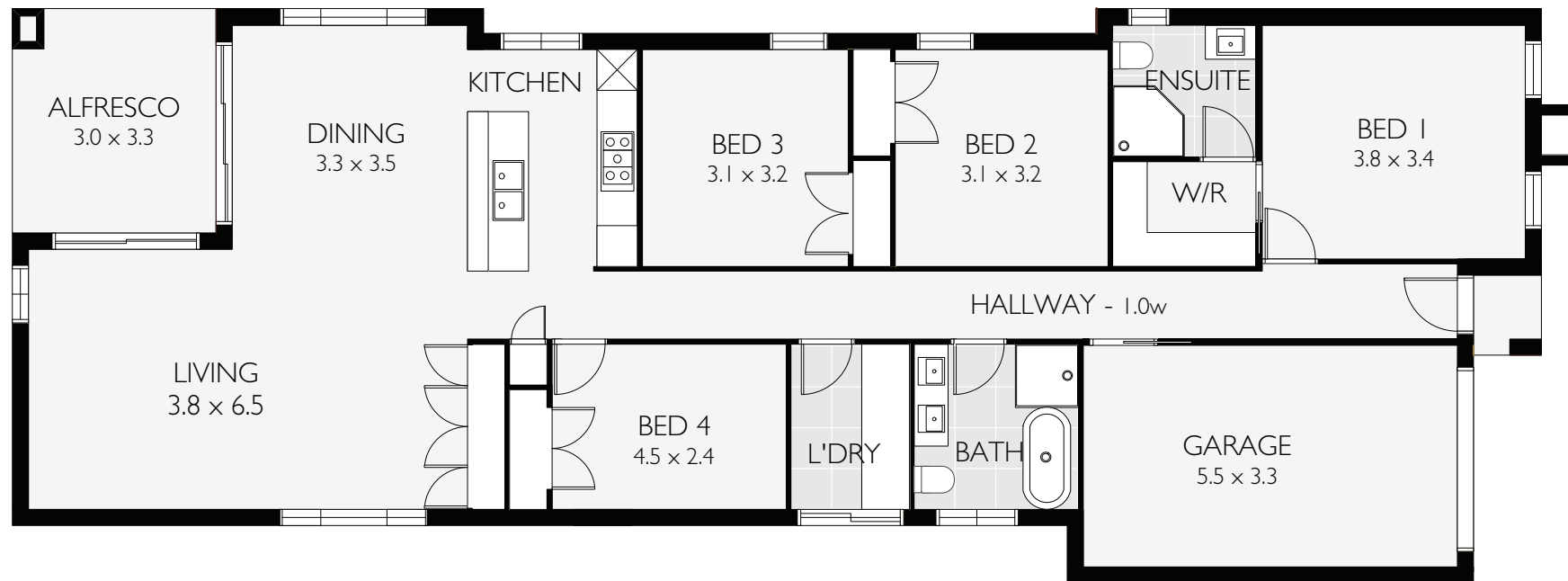
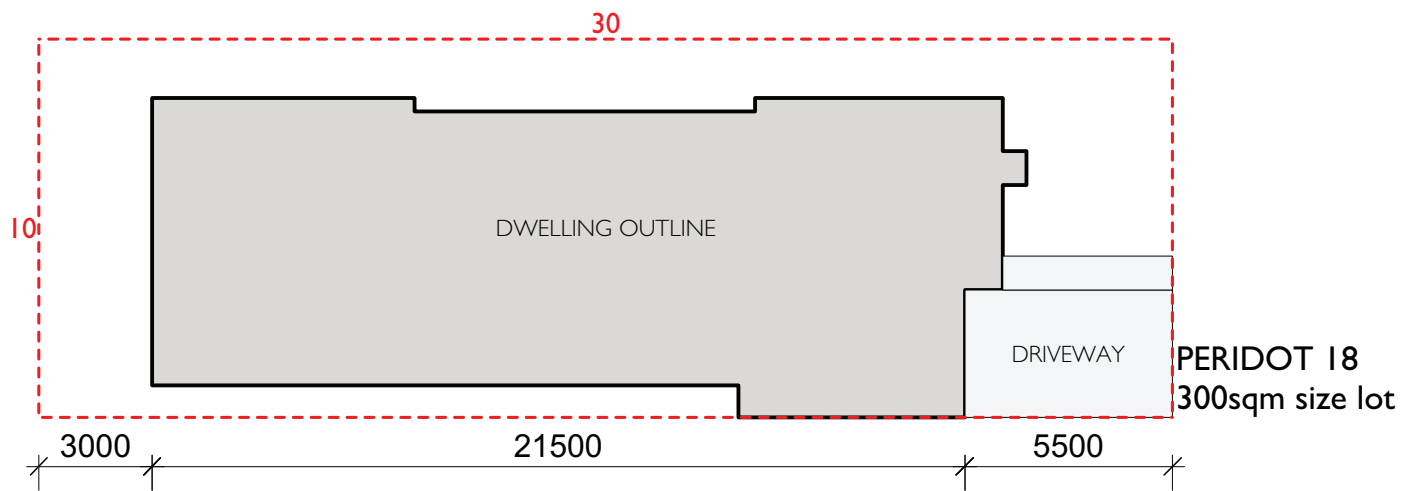


EMERALD 18

TOTAL FLOOR AREA - 175 SQM
FLOOR AREA = 142.65 SQM
GARAGE AREA = 18.7 SQM
PORCH = 1.4 SQM
ALFRESCO = 12.25 SQM

BEDROOM = 4
BATHROOM = 2.5
GARAGE = 1





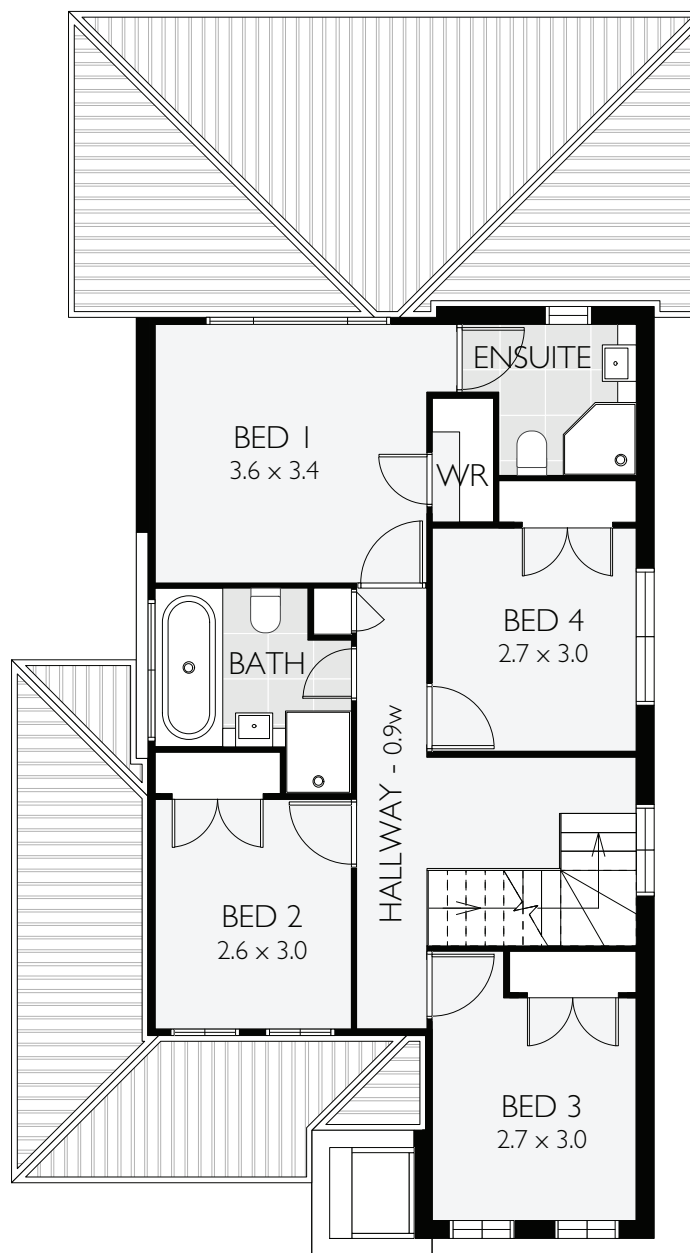
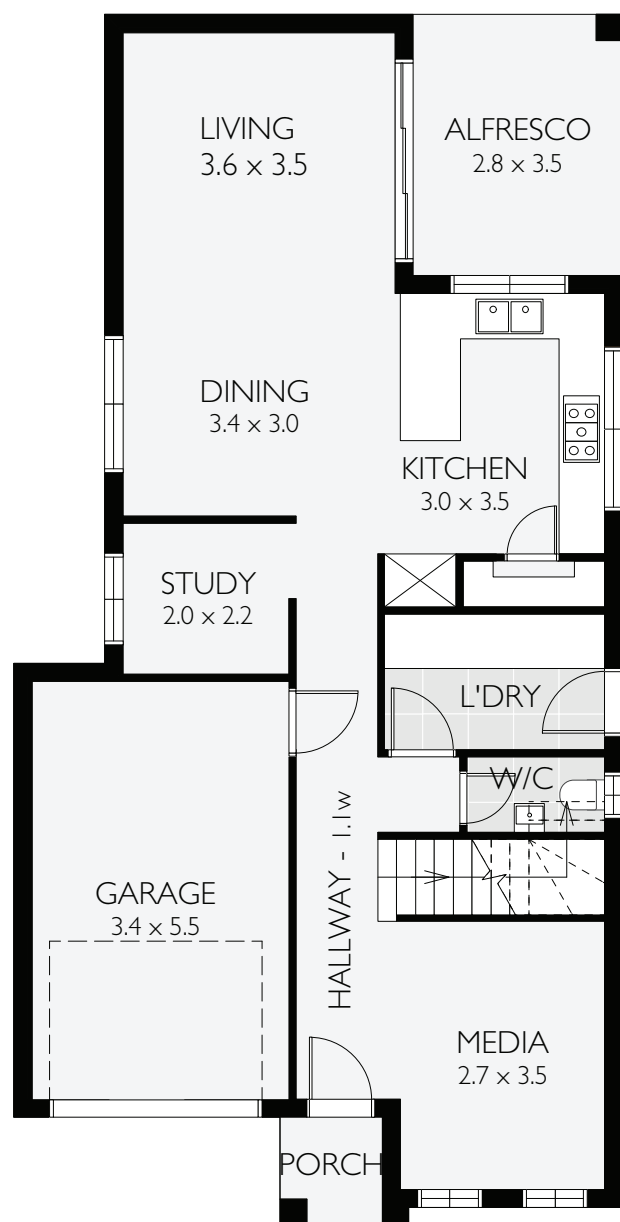
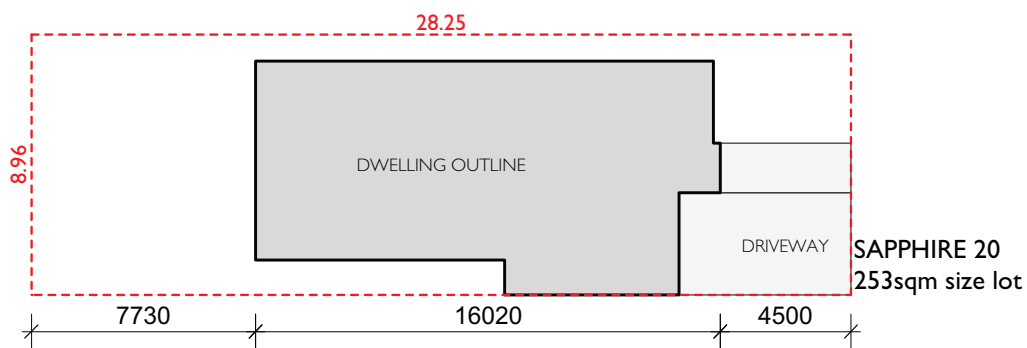
PERIDOT 18

TOTAL FLOOR AREA - 170.6 SQM
FLOOR AREA = 140.5 SQM
GARAGE AREA = 18.7 SQM
PORCH = 1.5 SQM
ALFRESCO = 9.9 SQM

BEDROOM = 4
BATHROOM = 2
GARAGE = 1







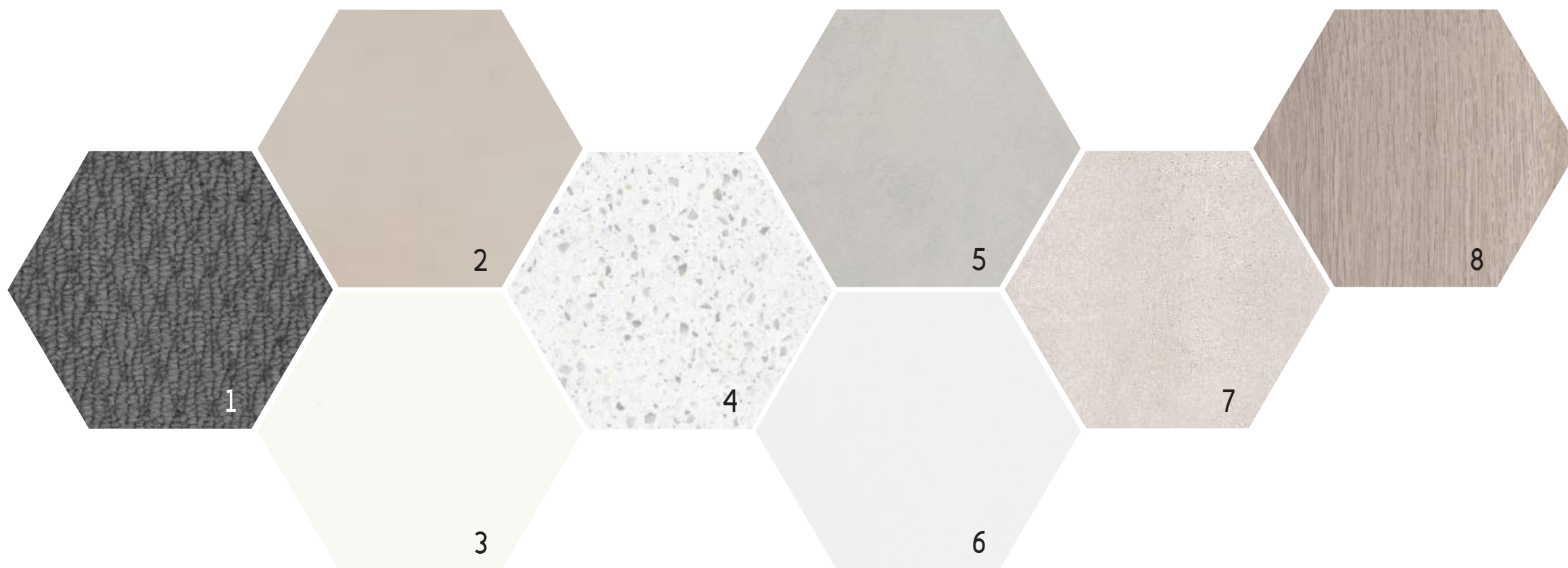
SAPPHIRE 20

TOTAL FLOOR AREA - 186.9 SQM
GROUND FLOOR = 80.4 SQM
GARAGE AREA = 21 SQM
PORCH = 2 SQM
ALFRESCO = 9.6 SQM
FIRST FLOOR = 73.9 SQM

BEDROOM = 4
BATHROOM = 2.5
GARAGE = 1

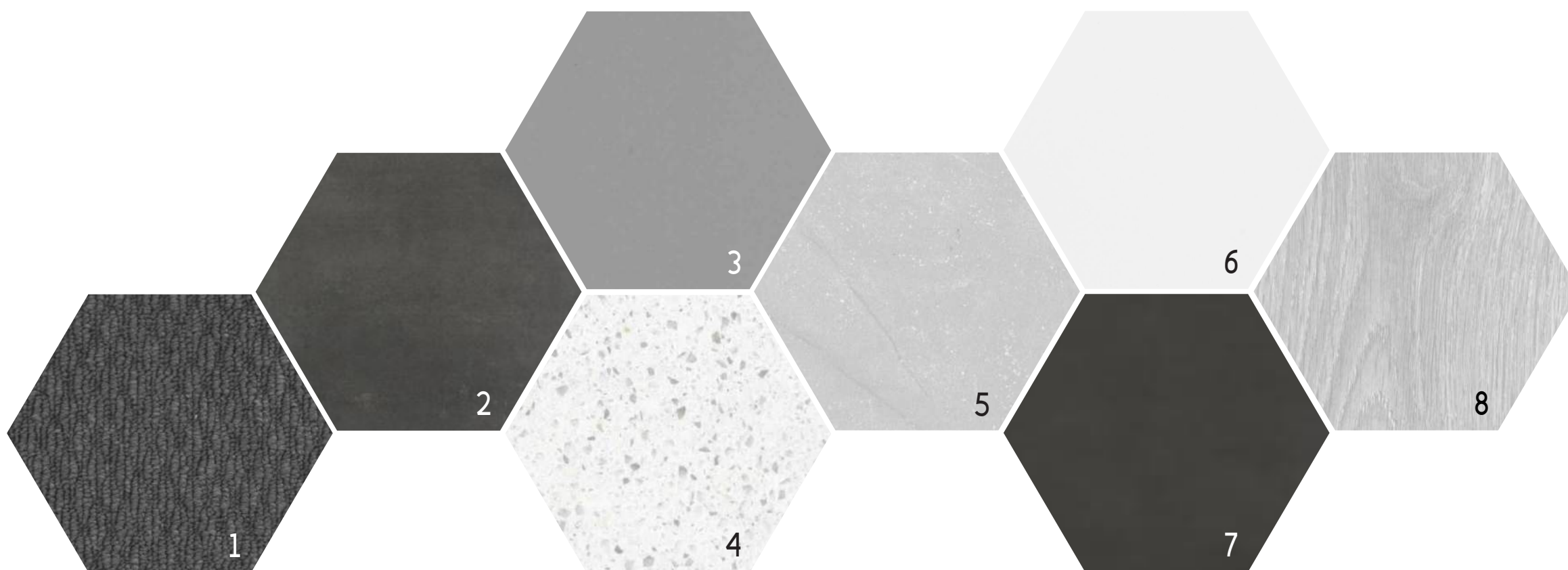


INTERIOR COLOURS



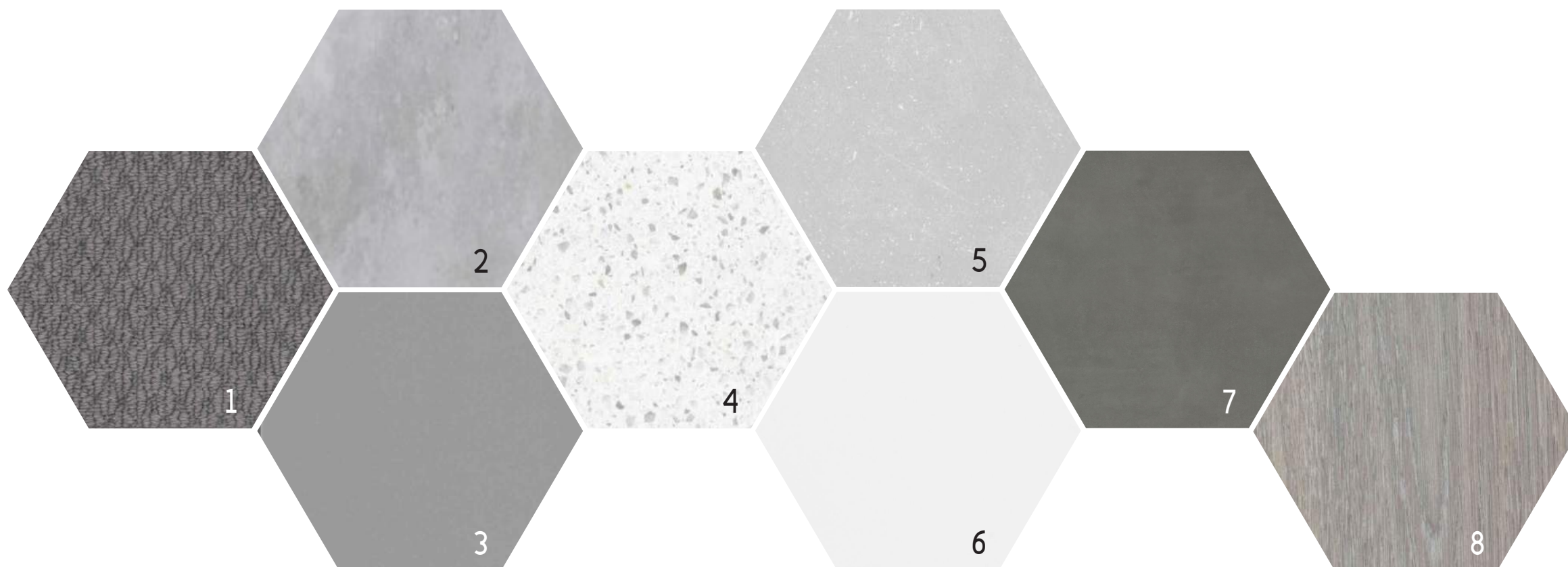
SOFT BEIGE

ITEM	COLOUR	ITEM	COLOUR
1. CARPET	LUSTROUS ELM	5. WET AREAS	ESTILLO SAND 300 x 300
2. LIVING AREA	MUNARI MARFIM 450 x 450	6. BATHROOM WALL	HABITUAL WHITE 300 x 600
3. KITCHEN SPLASHBACK	LINEAR BOND (GLOSS)	7. EXTERNAL	MUNARI MARFIM 450 x 450
4. KITCHEN BENCHTOP	POLAR	8. LAMINATE	PREMIUM OAK



SMOKEY GREY

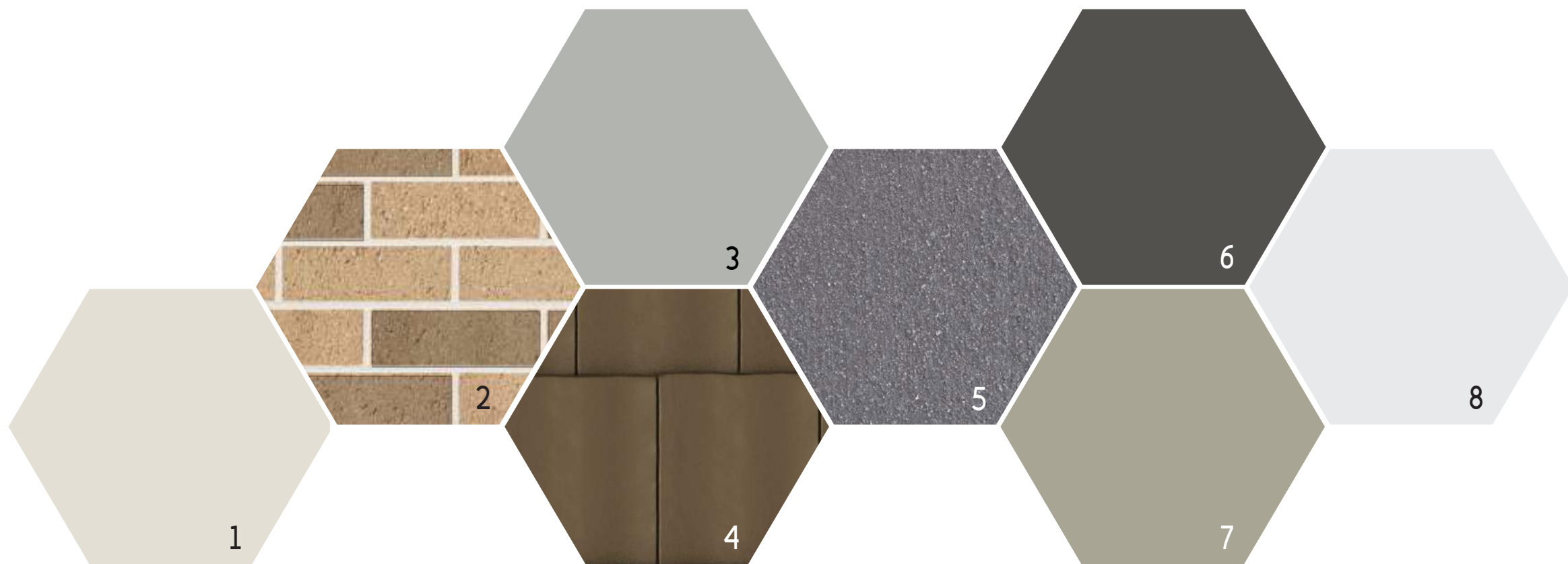
ITEM	COLOUR	ITEM	COLOUR
1. CARPET	SMOKEY SOPELLE	5. WET AREAS	ESTILLO GREY 300 x 300
2. LIVING AREA	MUNARI GRADITTI 450 x 450	6. BATHROOM WALL	HABITUAL WHITE 300 x 600
3. KITCHEN SPLASHBACK	LINEAR GREY (GLOSS)	7. EXTERNAL	MUNARI GRAFITTI 450 x 450
4. KITCHEN BENCHTOP	POLAR	8. LAMINATE	MORNING OAK



MARBLLED SAND

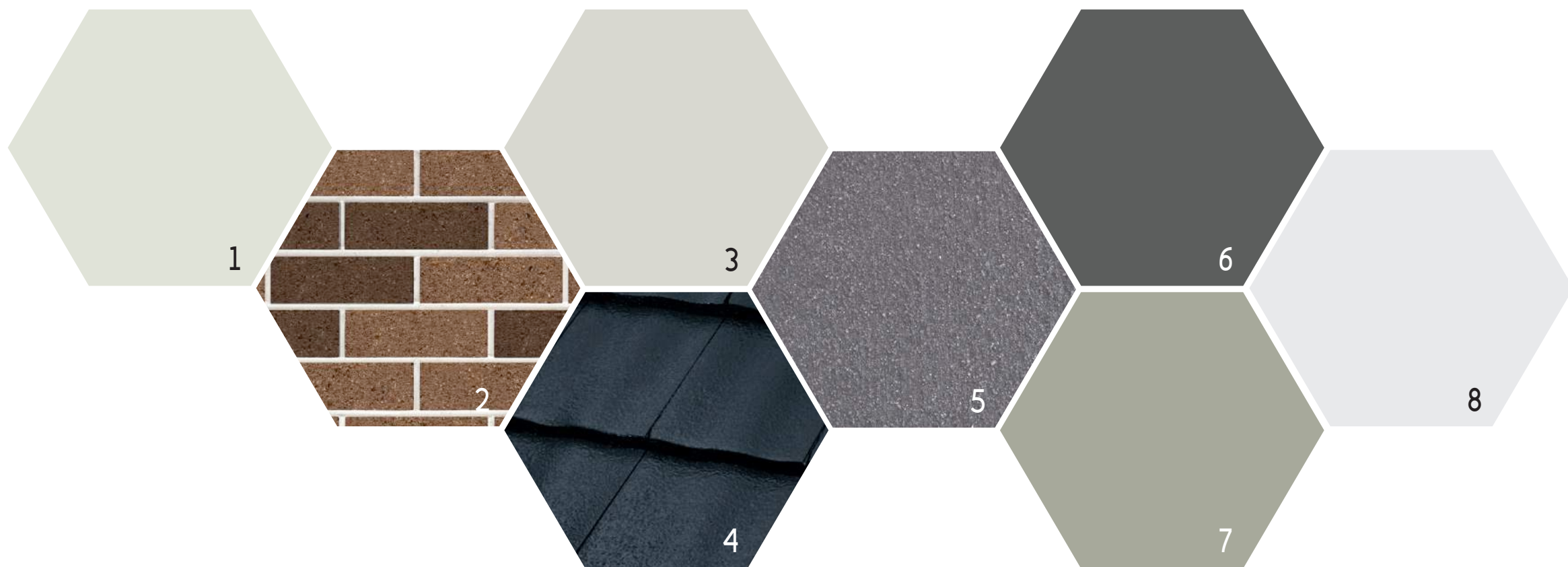
ITEM	COLOUR	ITEM	COLOUR
1. CARPET	MOOSEWOOD	5.WET AREAS	ESTILLO GREY 300 x 300
2. LIVING AREA	ELEGANT GREY 450 x 450	6. BATHROOM WALL	HABITUAL WHITE 300 x 600
3. KITCHEN SPLASHBACK	LINEAR GREY (GLOSS)	7. EXTERNAL	MUNARI CONCERTO 450 x 450
4. KITCHEN BENCHTOP	POLAR	8. LAMINATE	MOUNTAIN GREY

EXTERIOR COLOURS



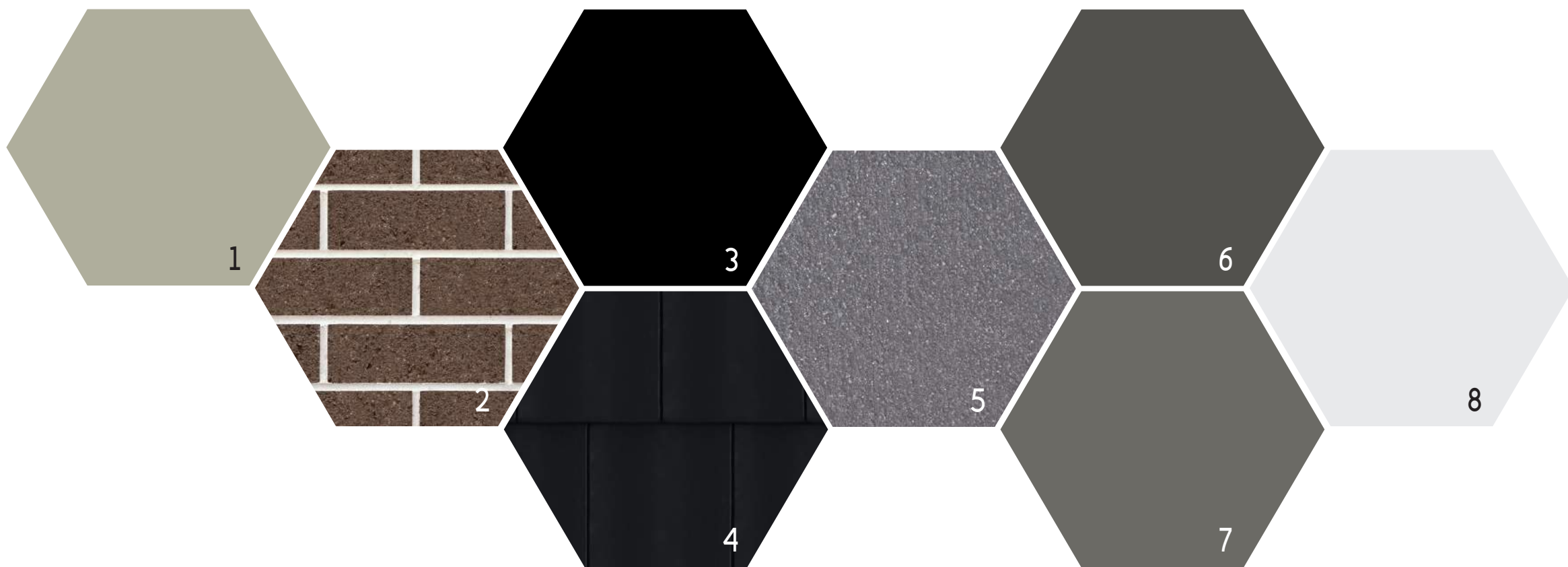
CAPRICORN

ITEM	COLOUR	ITEM	COLOUR
1. CLADDING / FRONT & BACK DOOR	1/4 BEIGE ROYAL	5. DRIVEWAY	CHARCOAL
2. BRICK	RETREAT	6. FASCIA & GUTTER / WATERTANK / DOWNPIPES	WOODLAND GREY
3. WINDOWS	ANODIC SILVER GREY	7. GARAGE DOOR	STONE
4. ROOF TILE	ANISEED	8. EAVES & SOFFIT	LEXICON WHITE



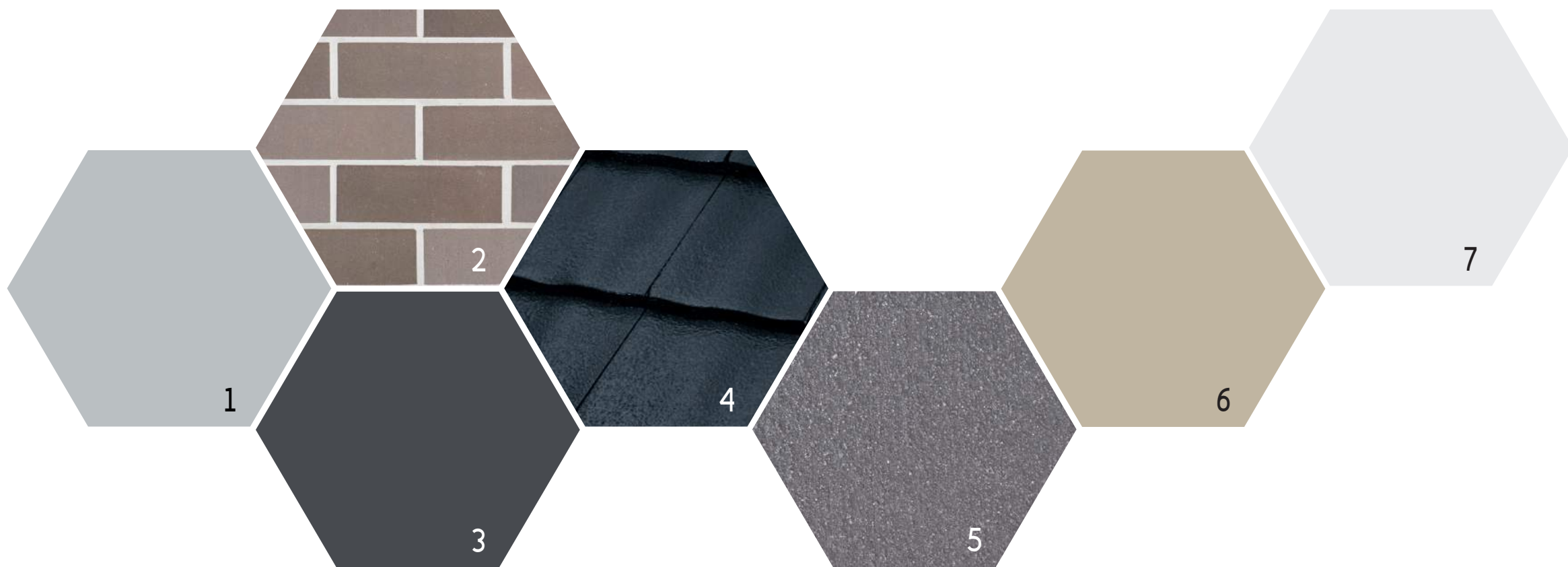
SCORPIO

ITEM	COLOUR	ITEM	COLOUR
1. CLADDING	1/4 LAMBS EARS	5. DRIVEWAY	CHARCOAL
2. BRICK	HOLIDAY	6. FASCIA & GUTTER / DOWNPIPE /	BASALT
3. WINDOWS / GARAGE DOOR	SURFMIST	WATERTANK	
4. ROOF TILE	CAMELOT	7. FRONT & BACK DOOR	MOORLAND
		8. EAVES & SOFFIT	LEXICON WHITE



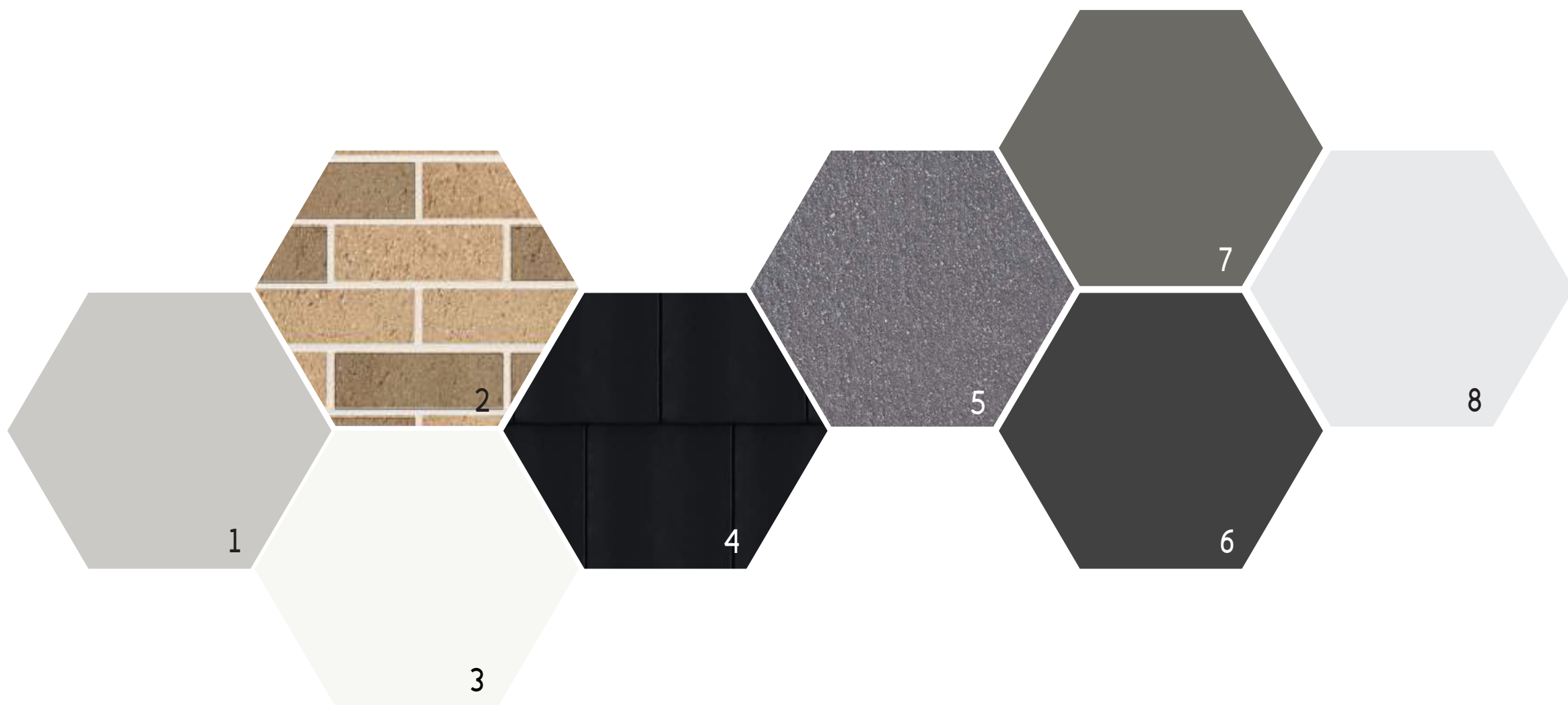
LEO

ITEM	COLOUR	ITEM	COLOUR
1. CLADDING / FRONT & BACK DOOR	STILL	5. DRIVEWAY	CHARCOAL
2. BRICK	FREEDOM	6. FASCIA & GUTTER / DOWNPIPE	WOODLAND GREY
3. WINDOWS	BLACK MATT	WATERTANK	
4. ROOF TILE	SAMBUCA	7. GARAGE DOOR	WALLABY
		8. EAVES & SOFFIT	LEXICON WHITE



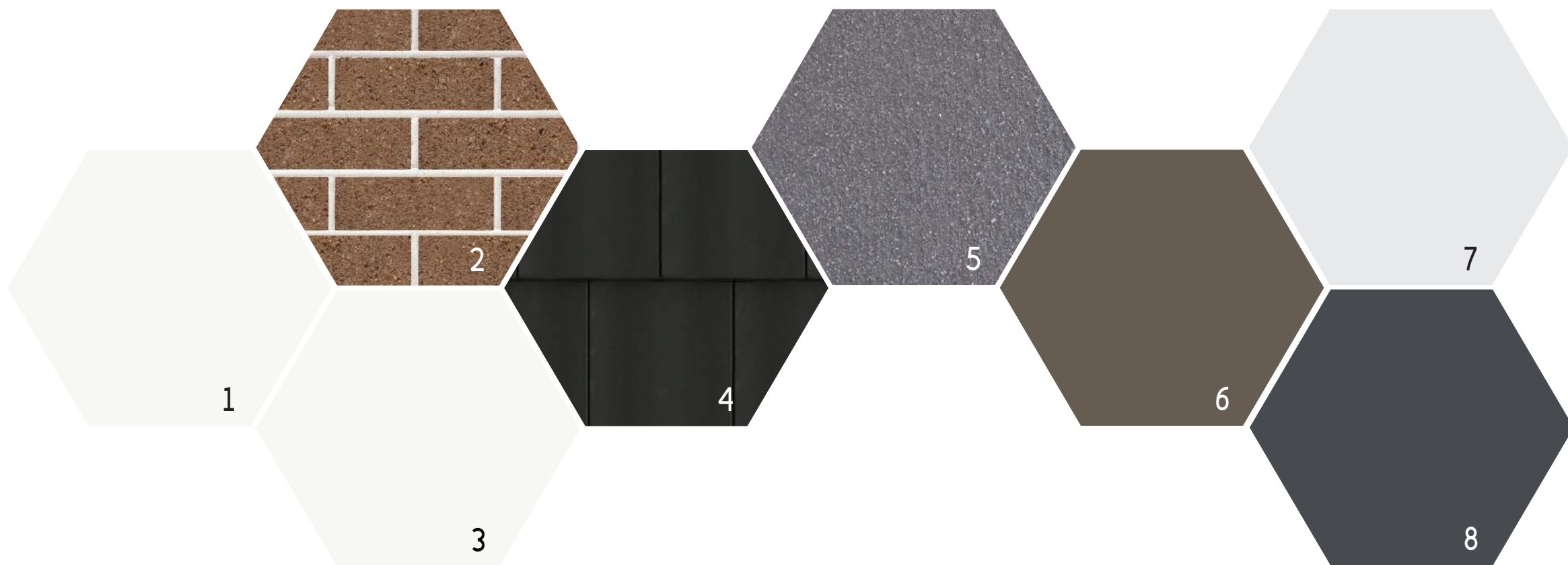
GEMINI

ITEM	COLOUR	ITEM	COLOUR
1. CLADDING / FRONT & BACK DOOR	GREY PAIL	4. ROOF TILE	CAMELOT
2. BRICK	ASPHALT	5. DRIVEWAY	CHARCOAL
3. WINDOWS / FASCIA & GUTTER / DOWNPIPE & WATERTANK	IRONSTONE	6. GARAGE DOOR	EVENING HAZE
		7. EAVES / SOFFIT	LEXICON WHITE



ARIES

ITEM	COLOUR	ITEM	COLOUR
1. CLADDING	1/4 GREY PEBBLE	5. DRIVEWAY	CHARCOAL
2. BRICK	RETREAT	6. FASCIA & GUTTER / DOWNPIPE / WATERTANK	MONUMENT
3. WINDOWS	WHITE	7. FRONT & BACK DOOR / GARAGE DOOR	WALLABY
4. ROOF TILE	SAMBUCA	8. EAVES & SOFFIT	LEXICON WHITES



AQUARIUS

ITEM	COLOUR	ITEM	COLOUR
1. CLADDING / FRONT & BACK DOOR	FOXDALE	5. DRIVEWAY	CHARCOAL
2. BRICK	UNWIND	6. FASCIA & GUTTER / DOWNPIPE	JASPER
3. WINDOWS	WHITE	WATERTANK	
4. ROOF TILE	BARRAMUNDI	7. EAVES / SOFFIT	LEXICON WHITE
		8. GARAGE	IRONSTONE

INCLUSIONS

AVAILABLE INCLUSIONS

EXTERNAL

FOUNDATION : M class waffle pod concrete slab to Engineering specification.
ROOF : Cement roof tiles. Metal roof available depending on the final house design.
BRICK : From the builders specification.
EAVES, FASIA & GUTTER : Colorbond fascia and gutters. Eaves as per house design.
WATER HEATER : Instantaneous hot water system, 6 star rated.
GARAGE DOOR : Colorbond garage door with handsets.
TERMITE PROTECTION : Installed to perimeter of concrete slab and approved collars to the internal pipes.
GAS POINTS : Provide 3 gas points – depending on house design.

FRAMING

FRAME & BEAM : Structural grade pine timber frame and trusses. Structural steel beam as per engineering specification.
STUD SPACING : 600mm stud spacing to external walls.

LANDSCAPING

DRIVEWAY : Concrete driveway and concrete footpath in accordance to council regulations and Building Code Australia (BCA).
LANDSCAPE : Turf to front and rear yard, with letter box and clothesline. Two external garden taps to main supply and recycle water or water tank as per BASIX.
FENCING : Colorbond fencing
RAINWATER TANK : Rainwater tank and pump as per BASIX or recycled water connection.

INTERNAL

ARCHITRAVES & SKIRTING : Pine timber.
PAINT : Paint to all walls and ceiling – 1 sealer coat and 2 finish coats of paint.
LINING & CORNICE : Plasterboard to ceiling and walls with cove cornice finish.
INSULATION : Insulation as per BASIX requirements.
WARDROBE : Built in or melamine shelved wardrobes to all bedrooms.
STAIR CASE : From the builders specification.
TILES : Entrance, Alfresco, Porch & Wet Areas.
CARPET : Carpet to un-tiled areas.

DOORS & WINDOWS

INTERNAL DOORS : Pine doors throughout.
EXTERNAL SLIDING DOOR : Aluminium sliding door –blinds to all windows and sliding doors.
WINDOWS : Aluminium frame window. Fly-screen to all windows and sliding door.

ELECTRICAL

LED DOWN LIGHTS : To whole house.
DOUBLE POWER POINT : To all rooms.
TV POINT : Master Bed & Living Room.
TELEPHONE POINT : Living Room.
SMOKE DETECTOR : As per Australian Standards.
SECURITY ALARM SYSTEM : Remote handset included.
DUCTED A/C

KITCHEN APPLIANCES

KITCHEN APPLIANCES

BENCH TOP : 20mm Quantum Quartz bench top – from builders specification.
CUPBOARDS/DRAWERS : Laminated cupboard doors and drawers – With soft close hinges.
SINK & MIXER : Double bowl stainless steel sink with chrome mixer.
COOK TOP – OVEN : Freestanding stainless steel oven with gas cook top and 5 burners.
RANGE HOOD : Wall hung range hood – square edge look stainless steel freestanding.
DISHWASHER : Stainless steel freestanding dishwasher.
TILES : Tiles used for splash back and floor.
MICROWAVE SHELF : Depending on house design.

BATHROOM

VANITIES : 600mm – 1500mm Wall hung vanity. 400mm floor vanity in WC.
SHOWER SCREEN : Frame less/ semi frame less shower screen with chrome hinges.
TAP WARE / TOWEL RAILS : Chrome mixer to vanity, shower & bathtub, chrome towel rail.
TOILETS : Back to wall faced toilet suite & 3 star rated China bowl cistern.
BATH : Freestanding bathtub.
MIRRORS : Polished edge mirrors to bathrooms.
BASINS : Comet above the counter.
TILES : From the builders specification to the Kitchen, Bathroom, En-suite, Powder Room, separate W/C & Laundry.
FLOOR WASTE : Floor waste with chrome metal square design.
EXHAUST FANS : Exhaust fans to bathroom, en-suite & WC.

