

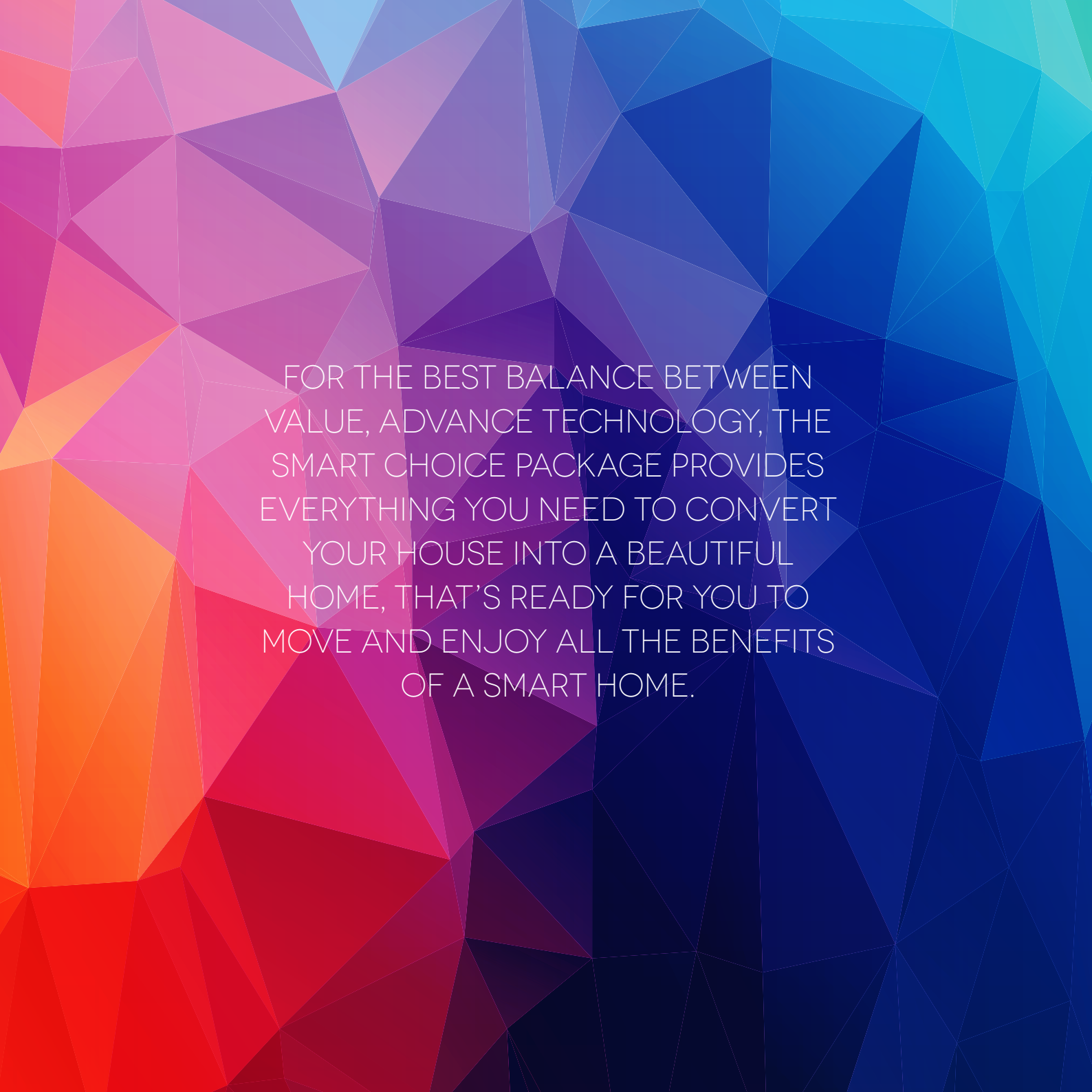
NEWPLUS**HOMES**

SMART CHOICE

INCLUSIONS



ALAXIA
BUILT
CREATING LIFESTYLES

The background is an abstract geometric pattern composed of numerous triangles of varying sizes. The colors transition from a vibrant red on the left, through shades of pink and purple in the center, to a deep blue on the right. The text is centered in the middle of the image, rendered in a clean, white, sans-serif font.

FOR THE BEST BALANCE BETWEEN
VALUE, ADVANCE TECHNOLOGY, THE
SMART CHOICE PACKAGE PROVIDES
EVERYTHING YOU NEED TO CONVERT
YOUR HOUSE INTO A BEAUTIFUL
HOME, THAT'S READY FOR YOU TO
MOVE AND ENJOY ALL THE BENEFITS
OF A SMART HOME.

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UPGRADE OPTION

KITCHEN

Smart Choice Kitchen-Enjoy the finest finishes selected to make a statement of Quality.

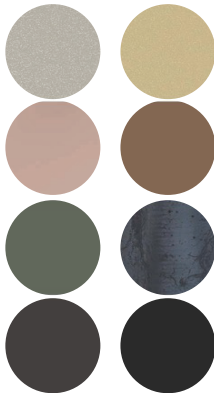
CABINET FRONTS IN MELAMINE (STANDARD) AND POLY (UPGRADE)

A-State of the art kitchen to suit any taste and style-
Your Smart choice kitchen come with fully lined Melamine /
lamine kitchen cabinet doors including handles in your
choice of decorative finish.

STANDARD



UPGRADE



OVERHEAD CUPBOARDS



Smart choice Quality Finishes- Laminated finish as per
the selected colour scheme in Kitchen drawers and
cupboard with hinges.

DRAWER



Fully lined Cutlery Drawers-Large Cutlery holder drawer
tray kitchen organiser.

KITCHEN BULKHEADS



Splash Back-Tiles splashback to give your kitchen a sleek look.

FRIDGE OPENING



Designated space to fit standard double door fridge.



INTEGRATED APPLIANCES

Form and function are the key to making the heart of your home work.

OVEN AND COOKTOP

Integrated appliances are the key to making the heart of your smart home



Westinghouse Stainless Steel 60cm Electric Oven

Take your cooking to next level and create the perfect roast every time.



Westinghouse 60cm induction Cooktop

Ceramic surface easy to clean and add a stunning look to your kitchen.

OR



Westinghouse 60cm Gas Cooktop

With four gas burners this quality stainless steel cooktop is every house delight.

BUILT-IN APPLIANCES



Westinghouse Stainless Steel 60cm

Rangehood-With no switches to make cleaning easy, its slimline design fits seamlessly into your kitchen.




Microwave provision

With fully coloured melamine cabinet finish and power point (Microwave not included).

WE WILL
CREATE STYLISH,
FUNCTIONAL
SPACES.

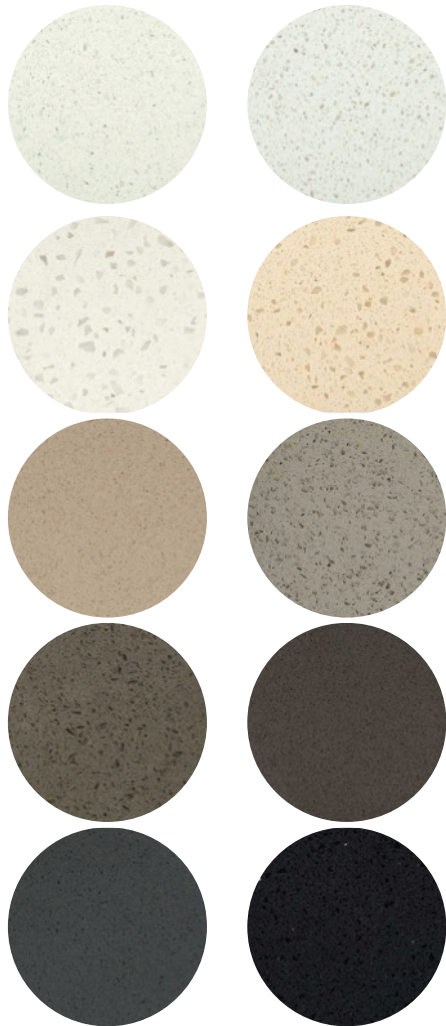
TURNING YOUR
KITCHEN INTO
THE HEART OF
THE HOME



SMART CHOICE QUALITY SURFACE

Seamless, sleek and Contemporary to give
your kitchen a smart, tactile elegance.

BENCHTOP STONE



Stone benchtops and tiled splashback

Your Smart Choice kitchen fitted with a 20mm engineered stone benchtop in your choice of colour from our standard builder range. You can pair this with a beautiful tile's splashback.

DOUBLE BOWL SINK



Double bowl kitchen stainless steel

Stainless steel with two chrome basket wastes kitchen sink.

SINK MIXER



OR

Sink Mixer

This durable and elegant design pull out mixer with easy grip handles style is made to last and impress.



SMART CHOICE BATHROOM

Vanity- Personalised your bathroom vanity with a selection of cabinet, Wash basins, taps and tiles.

CHOICE OF BASIN

BASIN OPTION 1



OR

BASIN OPTION 2



Ceramic Washbasin

Choice of washbasin- Ceramic washbasin with matching chrome dress ring with tap.

BATHROOM TAPWARE



Tapware

Chrome Mixer with an easy grip style.

CUSTOMIZED VANITY



Vanity

20mm standard engineered benchtop from standard colour range.

SPLASHBACK



Tiles splashback

your choice of porcelain tiles to 600mm high on all walls except shower.

VANITY MIRROR



Mirror

A contemporary frameless polished edge mirror over the vanity.

SMART CHOICE SHOWER AND BATH

Relax and unwind in your freestanding bathtub and shower.

BATH CERAMIC BATHTUB OPTIONS



OR



Free standing bathtub

Our designer freestanding bathtub to add an incredible bathroom feature.

BATH TAPWARE



Bath Tapware

Style and enduring quality with a chrome bath spout from the elegance range and a chrome wall mixer.

WALL MIXER



Wall Mixer

Smart choice durable and elegant chrome mixer with an easy grip style.

SHOWER SCREEN



Durable Shower Screens

Powder coated Semi Framed
Glass shower screen with pivot
door.

PORCELAIN TILE OPTIONS



Porcelain Wall tiles

Your choice of porcelain tiles from our builder
range to the shower (up to 2100mm high).

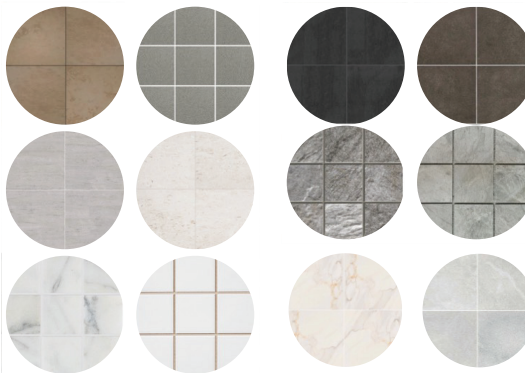
FLOOR GRATE



Chrome Floor waste

A smart and simple touch to
complete your contemporary
bathroom design.

WALL TILES – YOUR CHOICE



Tiles of your choice

Porcelain floor tiles of 600*600 size from
builders' range.

SHOWER



Shower

The durable and modern
contemporary styling of the
chrome will add a special
finish to your Smart choice
shower.

SMART CHOICE FINISHES

CERAMIC TILES IN BATHROOM



Floor Tiles

Porcelain floor tiles to bathrooms and en-suites.

LIGHT, HEATING, AND FAN



Light, Heating and Fan

3 in 1 fan light heater to bathrooms.

EXHAUST FAN



Exhaust Fan

Exhaust fan where applicable.

TOILET



Toilet Seat

Ceramic close-coupled toilet suite with slimline cover from standard builders' range.

TOWEL RAIL AND RING



Towel Rail & Ring

Chrome single towel rail for a sleek look from our standard builders' range.

TOILET HOLDER



Toilet Holder

A modern chrome toilet roll holder to match with your other accessories.

FLOOR GRATES



Chrome Floor Waste

A smart and simple touch to complete your contemporary.

SMART CHOICE LAUNDRY

Take the stress out of laundry with a range of fixers and finishes.

LAUNDRY DOOR



Laundry Door

Enough natural downlight with a solid core door with painted finish and glazing.

DOOR HANDLES



Door handle

Lock up securely with a keyed door handle.



LAUNDRY SINK



Stainless steel tub

Built-in Stainless-steel tub for all your laundry needs

FAUCET



Sink Mixer

This designer mixer with easy grip handle.

LIGHT FITTING



Downlights

LED Downlights to provide enough light.

EXHAUST FAN



Exhaust Fan

Exhaust fan to regulate an internal environment by venting out Moisture.

POWER POINTS



Double Wall Touch Socket

Easy to access power for all your ironing and white good needs.

UNDER TUB TAPS



Under tub taps - (Hot and cold)

Hot and cold-water washing machine connection.

PORCELAIN FLOOR TILE



Porcelain Tiled splashback

Protect your laundry walls with choice of splashback tiles from our standard builders' range.



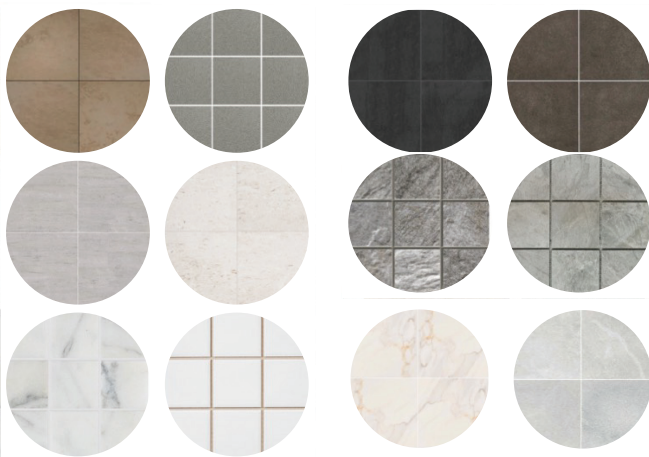
Tiles to laundry floor

Tiles to the laundry floor with skirting.

SMART CHOICE INTERIOR



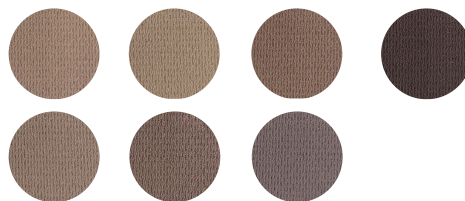
CERAMIC TILES IN BATHROOM



Tiles

Porcelain floor tiles of 600*600 size from standard builders' range in kitchen, family, meals, entry, balcony and standard size tiles in linen cupboards and all wet area.

CARPET



LAMINATE (UPGRADE OPTION)



Carpet & Laminate

Choice of carpet or laminate flooring in bedrooms and wardrobes from standard builder range.

CEILING HEIGHT



Ceiling

2700mm internal ceiling height on ground floor and 2400mm internal ceiling height on first floors.

STAIRCASE



Stair case

MDF stairs tread & risers

SKIRTING AND ARCHITRAVES



Walls

Skirting & Architraves: 65mm skirting & architraves painted in gloss finish of your choice

CORNICE



Cove Cornice

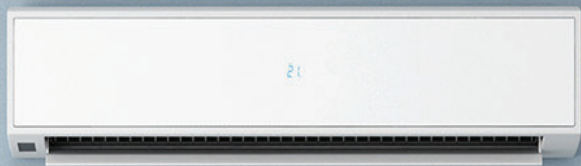
90mm cornice painted in low sheen finish.

PAINT



Paint

Endure 2 coat paint system in flat acrylic to the walls and ceilings.



SMART CHOICE ELECTRICAL



*NBN READY- Enjoy the high-speed internet. (subject to the availability)

SMART CHOICE INTERIOR-ENJOY THE BENEFITS OF ONE OF THE MOST ADVANCE TECHNOLOGY BY HAVING SMART SWITCHES- /LIGHTENING BY ECO SMART LIFE.



Garage lighting

Down Lights fittings by Eco Smart Life.



Downlights

Downlights by Eco Smart Life



Led Light switches throughout

Smart Switches by Eco Smart Life.



Smoke Detectors

Hardwired and interconnected smoke detectors with back up battery.



Led Touch Power-Points

Two double power points to the kitchen & Master bedroom, and one double power point to other rooms.



TV Points

TV Antenna for up to 2 hardwired TV Points.



Telephone Points

Two Telephone points.



Data Point

Conduit for NBN board/hub location, Main connection by Telstra organised by the owner.



Split Air Condition

Two split Aircon. One in master bedroom and one in formal lounge.

SMART CHOICE INTERIOR DOORS

DESIGN OPTIONS



Internal doors

Enhance the look of the house by having our Stylist door option.

Painted finish 820mm wide and 2040mm high hinged door.



Door Hardware

Available in Satin brushed chrome or polished Chrome finish.



Door Hardware

Available in Satin brushed chrome or polished Chrome finish.



Chrome finish door hinges

Hinges to each internal door
(Lift-off hinges where required).



Door Stops throughout

All internal doors come with door stops.

LINEN



Linen Cupboard

White melamine doors with white MDF shelves



Shelves

Four White melamine shelves for easy storage for all your family linens

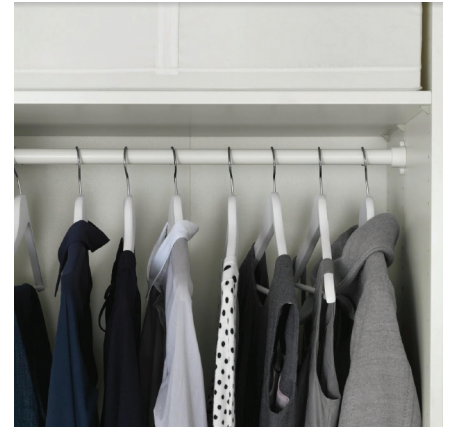
MIRROR DOORS FOR ROBES



Doors

2100mm Aluminium framed glass/mirror sliding doors to all built in wardrobes.

WARDROBE



One hanging rod to all wardrobes and master bedroom WIR with three shelves two drawers and hanging rods.

SMART CHOICE OUTDOOR LIVING

Enjoy an outdoor lifestyle in your beautifully finished alfresco area.

UPGRADE OPTION

ALFRESCO CEILING



Alfresco Ceiling

well finished alfresco ceiling

ALFRESCO FLOOR



Alfresco Floor

Choose from a wide range of tiles from our Standard builders' range.

ALFRESCO & PORCH LIGHTING



Alfresco and Front Porch Lighting

10W LED downlights by
Eco Smart Life.

FULLY FINISHED AND
BROOM FINISHED
CONCRETE PORCH
INCLUDED.

SMART CHOICE EXTERIOR

Your choice of finishes extends to the exterior allowing you to add your personal touch.



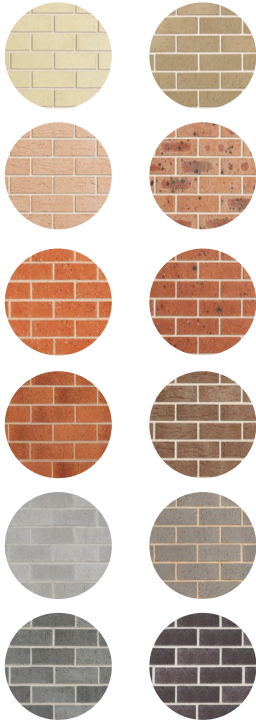
FACADE
SINGLE STOREY



DOUBLE STOREY



BRICK OPTIONS



Brick Works

Make a stylist first impression with your choice of bricks from our builders' range.

DOORBELL



Smart Doorbell

Respond to the doorbell from anywhere in the world. Doorbell from Eco Smart Life.

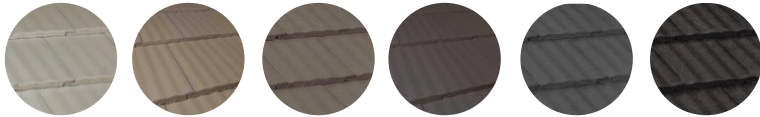
DRIVEWAY



Concrete driveway

Concrete driveway from Garage up to 30sqm.

ROOF – BORAL ROOFING



Roof Tiles-Tiled custom roof as per the plan and project specifications.

SARKING



Foil Insulation

Added protection and insulation with sarking to the underside of your roof tiles.

DOWNPIPES



Painted PVC Pipes

Match your Colorbond accents with a painted downpipe in your choice of color.

FASCIA AND GUTTERS



Fascia and Gutters

Choose color from Colorbond, classic or contemporary range from our standard builder range.

EAVES



131-400mm Eaves lining

Painted 400mm eaves from external wall face.

EXTERNAL DOORS

YOUR CHOICE FROM NOMINATED BUILDERS RANGE.



Front entry doors

Standard entry door as per the plan.

SINGLE SLIDING DOOR



Sliding doors to Alfresco

With powder coat finish as per the plan.

SMART LOCK



Smart Lockset front door

Key less entry, support password, fingerprint, Eco Smart life App, User password, Battery operated. Smart door lock from Eco Smart life.

WINDOWS

WINDOW FRAMES



Aluminium frame residential windows

Aluminium powder coated residential windows as per the plan.

Color range: Black/White/Silver Grey)



Obscure glass windows

Obscure glass to bathroom.

KEYED LOCK

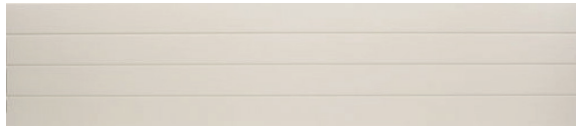


Keyes windows lock

Keyed lock for all the windows.

GARAGE DOOR

B&D IN COLORBOND COLOUR OPTIONS



Monument	Night Sky	Loft	Woodland Grey	Ironstone
Deep Ocean	Shale Grey	Basalt	Windspray	Paperbark
Wallaby	Wallaby Matte	Surfmist	Dover White	Jasper
Gully	Dune	Mangrove	Stone	Classic Cream
Manor Red	Sandbank	Cove	Cottage Green	Pale Eucalypt
Evening Haze	Terrain			

Garage doors

Panel garage door with two remotes.

SMART CHOICE ESSENTIALS

We at Alaxia work hard to ensure everything from your foundations to your frame are truly Made for Living.



FRAME



Frame, Trusses and Waterproofing

Radiata pine-prefabricated frames and trusses as per the council approval. Waterproofing to all wet areas and external balcony area.

INSULATION



External Walls and Ceiling Insulation

R3.5 or R4 insulation to roof ceiling and R2.0 insulation to external walls including garage walls.

FOUNDATIONS



Solid Concrete slab

Structure bored concrete piling as per the Structure Engineer requirements. Internal draining and plumbing.



Termite protections

Termite treatments to slab penetrations and perimeter. Termite protection treatment as per Australian building Authorities and standards.

ELECTRICAL ,PLUMBING AND GAS



NBN

Conduit for NBN to board /hub location(Subject to the availability of NBN in the area)



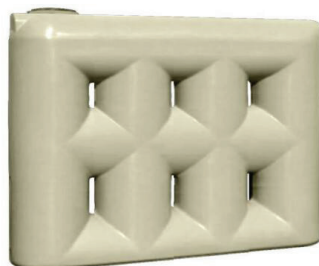
Roof Mounted Antenna

Super Multiband UHF antenna for reception of UHF channels.



Electrical meter box

Electric meter box with single phase metering equipment ,includes Safety switch and circuit breakers to meter box.



Rain water tank

Rain water tank with pumps and main water diverted or reticulated water to suit site and meet Basix requirements.



Gas Hot water System

26L Gas Continuous flow water heater (pre-set to 50 degree).



External Garden Taps

Two taps.



Gas outlet

One gas outlet(Subject to availability of natural gas)



Fencing

Standard Fencing included



Letter box and cloth line

Standard Letter box and cloth line included.



Landscaping

Basic landscaping from the builders range is included.

FULL TURNKEY PACKAGE

NO SURPRISES*

EVERY LAST DETAIL COVERED

- Site Contour Survey by registered surveyor
- Site preparation including Bulk Earthworks for site levelling (upto 1m site fall)
- Sediment Control as required by Statutory Authorities
- Roof edge safety rail to WHS regulations
- Temporary fencing to WHS regulations
- Scaffolding to WHS regulation
- Temporary all-weather access to crossover
- Connect sewer, water, power and gas services to mains as required
- Cost of occupation certificate is included in this package

Occupation certificate
Cost of occupation certificate is
included in this package



WE'LL KEEP YOU IN THE LOOP THROUGH EVERY STEP



Preparation and lodgement

- Council Development Application, (DA), including drafting of architectural plans and all applicable fees
- Preparation and lodgement of Construction Certificate (CC), including drafting of construction drawings and all applicable fees
- Site Contour Survey by registered surveyor
- BASIX (Building Sustainability Index) energy assesment report



We take care of all the paperwork

- Statement of environmental effects
- Home Owners Warranty insurance
- Water Authority application fees
- Structural Engineers certification for Foundations and concrete slab
- Certification for window and glass, electrical compliance, waterproofing and pest control
- Preparation and lodgement for Occupation Certificate



Post-handover services

- 90 day free maintenance period
- 6 year structural guarantee
- Warranties & guarantees for individual appliances and fixtures from manufacturers.
- Two years Replacement warranty for Smart Switches and one year for Smart Door bell and Smart Door lock.

ALAXIA BUILT specialises in constructing boutique,
modern houses.

We know the process of building a house. It was our own journey, and realising how hard it was to find a quality builder without the high cost, that inspired us to do it, ourselves.





Our Vision

Our vision is to get you into your dream home, sooner. You don't have to compromise between your budget and getting that home you've always looked at in the magazines and on social media

Our extensive experience in residential property development helps us build better quality & better value homes. Blending architectural intellect, creative design and functionality, we build innately smart homes that customers are already looking for.

Custom Homes, Built for You.