

## ESSENTIALS SPECIFICATIONS

### KEY FEATURES

- Stunning elevations with feature finishes (as per plan)
- Strength and reliability of double brick construction\*
- Two course face brick with render to front elevation
- Cream rolled mortar joints to all face brickwork
- 25° roof pitch
- Paved alfresco area (as per plan)
- Massive double bedrooms all with built-in or walk-in robes (as per plan)
- Doors to linen cupboards (as per plan)
- Mirrored sliding doors or single flushpanel doors to robes in minor bedrooms (as per plan)
- Double lock-up garage with concrete hardstand and 25c ceiling height
- Auto sectional garage door, 3 remotes (profile / colours from builder's range)
- R4.0 insulation batts to house and garage ceilings
- Feature solid core door(s) to entry (as per plan)
- NBN provision
- H2 treated timber for roof frame

### EXTERNAL FEATURES

- Colorbond slotted storm gutters, fascia and downpipes
- Bristle clay roof tiles
- Quality window and sliding door frames in a choice of colours
- 60mm clay or concrete paving bricks to the verandah/porch, path, 6m long driveway and alfresco (as per plan from builder's range)
- Breeze locks to windows allowing secured ventilation
- Quality deadlock with lever handle to all sliding doors
- Flyscreens to all opening windows and sliding aluminium doors
- Gainsborough Tri-lock to Entry door
- Gainsborough lever passage set and double cylinder deadlock to garage/entry door
- Draught and weather seal to external doors
- Timber door frame to entry with single rebate
- Light point outside each external door
- Garden taps to front and rear

### KITCHEN

- Stone bench top to kitchen (from builder's standard range)
- Westinghouse stainless steel 900mm cooktop
- Westinghouse stainless steel 900mm fan forced multi function oven
- Stainless steel 900mm canopy style rangehood - externally flued

- Dishwasher recess with power and plumbing
- Stainless steel sink with quality mixer tap
- Quality soft closer to all cupboard doors and drawers
- Generous amount of kitchen cabinets
- Bank of four drawers
- Designer handles to cupboard doors and drawers
- ABS edging to cupboard doors and drawers
- Large choice of laminates for cupboard doors (from builder's standard range)
- Huge pantry with four shelves
- Ceramic wall tiles to splashback based on 200x400 tile size (Builder's standard allowance)

### BATHROOM / ENSUITE / LAUNDRY / WC

- Laminate vanity tops to bathroom and ensuite (from builder's standard range)
- Clear glass panel and rod shower screen to bathroom and ensuite
- Chrome mixer tapware to basins, showers and bath
- Chrome square rain shower rose to bathroom and ensuite showers
- Toilet suites with china cistern, close coupled and soft closing seat
- Modern bath - 1675mm or 1525mm to the bathroom (as per plan)
- Quality soft closer to all cupboard doors
- ABS edging to cupboard doors
- Designer handles to cupboard doors
- Large choice of laminates for cupboard doors (from builder's range)
- Polished edge frameless mirrors to the ensuite and bathroom
- Double chrome metal towel rails with matching toilet roll holders
- Ceramic soap dishes to the ensuite and bathroom showers
- Excellent selection of ceramic floor tiles based on 300x300 tile size at \$44/sqm (builder's standard allowance)
- Excellent selection of ceramic wall tiles based on 200x400 tile size at \$44/sqm (builder's standard allowance)
- 2m high tiling to ensuite and bathroom shower
- Inset white china basins to ensuite and bathroom
- Clear or obscure glass to the bathroom and ensuite window
- Flued exhaust fan to the ensuite WC (as per plan)
- Flued exhaust fan to the internal WC (as per plan)
- Stainless steel 45 L trough with sudsaver and metal cabinet
- Washing machine taps and GPO to laundry

### INTERNAL FEATURES

- 28course ceiling heights internally
- Instantaneous gas hot water system
- White light switch coverplates throughout
- Protective metal corner beading to all internal traffic areas
- Full painting, excluding internal walls (to builders specification)
- Designer lever internal door handles
- Privacy locks to bathroom, WC's and ensuite (as per plan)
- Generous number of double powerpoints throughout
- Light points to all rooms and passages (as per plan)
- Linen cupboards with four shelves
- Melamine shelving with painted fascia to all robes, linen and pantry cupboards
- Chrome hanging rail to all robe recesses
- Urban profile metal internal door frames with flushpanel doors
- Hard wired smoke detector alarms as per statutory requirements
- Earth leakage circuit breaker

### ULTIMATE QUALITY AND SERVICE

- WA family owned builder
- Obligation free site inspection
- Full house and site clean
- All appliances guaranteed by manufacturers
- 10m of sewer allowance past the last fixture
- 10m of water run past the last fixture
- BCA compliant energy rating
- HIA Fixed price contract
- Housing Indemnity Insurance
- Six months maintenance period
- Lifetime structural warranty\*
- All standard Shire and Metropolitan Water Board application fees included (excluding Planning fees)
- Contour site survey plan by a qualified surveyor
- Engineer's site inspection report
- Engineer designed standard slab and footing details
- Anti-termite protection
- Full working drawings
- Dedicated liaison officer during construction
- Complimentary finance advisory service available at your request

### ADDITIONAL TWO STOREY ITEMS

- 20° or 25° roof pitch to upper floor (may vary on lower floor)
- 30 course ceilings to ground floor and 28 course to first floor generally, unless otherwise noted or required to be lowered.
- Handrail to stairs at PC allowance \$250/lineal meter incl GST

Valid at 30 June 2017. Subject to change without notice.  
\* Conditions apply.