

HIGH END

10 Year Structural Guarantee
Public Liability Insurance
Construction Insurance
Warranty Insurance

10
YEAR
GUARANTEE



KITCHEN

- 40mm Supernatural range Caesarstone to all benches within kitchen
- 2pac kitchen cabinetry to include a combination of cupboard doors & drawers with finger pull handles. Option for shaker door profiled or flat panel cabinet doors
- Choice of 300x600mm or 600x600mm gold range tiles, subway tile in brick pattern OR glass splashback to kitchen splashback
- Impact double top mount sink SS3318A to Kitchen choice of top mount or under mounting sink

APPLIANCES

- Choice of Ilve or Smeg '60cm' or '90cm' range appliances - includes cooktop, rangehood, oven & dishwasher

BATHROOM & ENSUITE

- 20mm Deluxe Caesarstone benchtops to bathrooms, ensuites & laundries with choice of Laminate Matt, Vinyl Wrap or 2pac cabinetry (choice of floor mounted or wall mounted cupboard doors) with D Pull handles or finger pull handles
- 1m high polished edge mirrors to bathroom & ensuite vanities (to width of vanity) or choice of recessed shaving cabinets
- Choice of Chrome or Matt black 'Pina', "'Teva' or 'Arlo' range tapware to bathrooms & ensuite
- Choice of 1500mm 1700mm (design dependant) inset or freestanding baths

- T-VIBE Toilets
- Frameless showerscreens 2m high throughout with tiled shower bases and chrome centre wastes
- Choice of 300x600mm or 600x600mm wall tiles from gold range to wet areas - choice of floor to ceiling tiles OR minimum tiles

FLOOR COVERINGS

- Engineered flooring in 'Oaks Classic' range glued down with no trim to floor throughout excluding wet areas
- Choice of Solution Dye Nylon Carpet or Wool to bedrooms, robes (double storeys to have carpet to first floor throughout excl. wet areas)
- Choice of 300x600mm or 600x600mm tiles from gold range to include 100mm skirting tile to wet areas if minimum tiles being supplied

CEILINGS

- Square set cornice throughout to single & double storeys (excl. garage & robes)

BRICKWORK & EXTERNAL CLADDING

- Bricks - Choice of 'Mid range brick range' or Melbourne & Metalix range from Austral bricks
- Brick infills above all windows, passage doors & garage door
- Foam & Render to first storey of double storey homes (design dependant)

FRAMING

- MGPI0 Grade wall frames
- 450mm Stud wall spacing
- Engineered designed roof trusses

GARAGE

- Sectional Slimline Garage door with choice to have highlight window with 2x remotes- Colorbond Colours

ELECTRICAL

- Clipsal Slimline range electrical switch plates throughout with Phillips downlights as per supplied electrical plan included - with provisions included for client supplied pendant lights
- 1x Exhaust fans to bathroom & ensuite
- Direct hard wired smoke detectors
- Two TV & Data points

LAUNDRY

- 20mm Deluxe Caesarstone bench tops with choice of Laminate Matt, Vinyl Wrap or 2pac cabinetry with D Pull handles or finger pull handles
- 45L-SS-A23' trough with Vibe-KITMIX mixer
- Choice of 300x600mm or subway tile from gold range to Laundry

SECURITY

- Keyed locks to all windows
- Choice of 'Nexion Trilock' door handle or Pull handle to entry
- Internal privacy locks to bathrooms & ensuites

DOORS & FINISHES

- Choice of Solidcore Door, MDF Madison Range front doors or Timber doors - size is dependant on plans
- External Garage doors - solidcore door with keyed knob door handles
- "Choice of Flat panel or profile internal doors 2340mm high with Choice of Chrome or Matt Black door furniture choice of 'carmichael' or 'Artemis' range"
- Choice of Flat panel smart robe doors or mirrored sliding doors to robes

SKIRTING & ARCHITRAVES

- 100mm tiled skirtings to wet areas - if minimum tiles are being provided
- 67x18mm MDF architraves and skirting throughout - single bevelled edge profile

STAIRS - FLOOR PLAN SPECIFIC

- Closed tread staircase clad in engineered boards with Pine, painted stringer & painted Vic Ash handrail & glass balustrade

SHELVING

- 1 bank of drawers, shelf & hanging rod to all robes.
- 4x fixed shelves to linen cupboards
- 4x fixed shelves to pantries

HEATING & COOLING

- Ducted gas heating with add on refrigerated cooling or ducted gas heating and evaporative cooling

HOT WATER SYSTEM

- Rinnai 26B Gas Continuous system

RAINWATER TANK

- Choice of 2000lt Rainwater Tank or solar hot water (plan & Town planning dependent)

PAINT

- Dulux 3 coat low sheen acrylic to all walls
Dulux 3 coat flat acrylic to all ceilings
Dulux 3 coat semi gloss to all interior
woodwork and doors
- Dulux Weathershield to external woodwork

WINDOWS

- Aluminium windows & door frames
- 'Domestic Comet' Range or Semi-Commerical range (Town planning dependant on multi unit sites) with flyscreens to all openable windows
- Clear glazing throughout - unless specified otherwise on plans or town planning
- Keyed locks to all windows

PAVING - DRIVEWAYS, FRONT PATHS, PORCHES & ALFRESCOS

- Exposed aggregate driveways, porches, paths & choice of tiled, merbau decking or coloured concrete to alfresco

BALCONIES - PLAN DEPENDANT

- External balconies (design dependant) to have 300x600mm gold range porcelain tiles with chrome waste

ROOF COVER - PLAN DEPENDANT

- Concrete Tile Roof - choice of Classic or Designer Range (design dependant)
- Corrugated Colorbond Roof - standard finish

ROOF PLUMBING

- Colorbond fascia
- Colorbond downpipes
- Colorbond gutters
- Colorbond Cappings

INSULATION

- Sisalation wall wrap
- R1.5 wall batts to external walls
- R2.5 wool batts to ceiling cavity

CONNECTIONS

- "2 garden taps provided - 1 to front boundary and 1 attached to rear of dwelling"
- "Connections to stormwater, sewer, mains gas and mains water (excludes customer connection fees)"