

Lot

Package Price from	
	Lot Size
	Bedrooms
	Bathrooms
	Garage
	House Size

*Photos for illustrative purposes only.



CLASSIC SPECIFICATION

FINISHING TOUCHES: [where indicated on plan]

Gas ducted heating
Timber laminate flooring to main living area
Loop pile carpet to remainder
Internal wall painting including ceilings
Light bayonets throughout

Ceiling Heights: [where indicated on plan]

2440mm high ceilings throughout

FRONT ELEVATION: [where indicated on plan]

Designer front Facade
Selection of designer entry door
Separate lever handle and deadbolt to front entry door

KITCHEN: [where indicated on plan]

Stone bench tops
Entertainer's 1200mm deep island bench with breakfast bar
900mm wide stainless steel freestanding stove
900mm wide stainless steel rangehood
Extensive drawers
Microwave recess with pot drawer below
Choice of gloss laminate cabinet selections
Selection of splashback tiling to underside of rangehood
Pull out bin
Integrated cutlery drawer
Designer handles
Additional storage cupboards to breakfast bar
Dishwasher recess
European style 1 & 3/4 bowl stainless steel sink
European style flick mixer tap to sink

ENSUITE & BATHROOM: [where indicated on plan]

Stone benchtops
European style square above counter vitreous china vanity basins
European style flickmixer tapware throughout
Designer mirror
Semi framed clear glazed shower pivot doors
Tiled shower bases
1800mm high tiling to shower recess
1525mm bath
European style square or round rain head shower
European style semi wall faced vitreous china toilet suites with soft close seat
Designer double towel rails
Toilet roll holder

LAUNDRY: [where indicated on plan]

Freestanding 42L stainless steel trough
European style flickmixer tap to trough
Floor tiling (including main WC)
4 rows of shelving to linen
Door to laundry or linen cupboard
External sliding door

MINOR BEDROOMS: [where indicated on plan]

Doors to all robe recesses

STANDARD INCLUSIONS:

Selection of remote control sectional garage door (3 remotes)
Shopper door
75mm cornice
67mm Architraves
67mm Skirting
Robes include shelf and hanging rail
External light to laundry and outdoor living (if applicable)
Wall framing 90mm thick stabilized timber frame
Tiled roof
Colorbond slotted gutter, fascia and downpipes
Contemporary wet area tile selections
Chrome wet area floor wastes
Soft close doors and drawers
Lever door handles
Selection of 1 course face bricks
Fibre cement infills over windows excluding front elevation
External wrap to brick veneer walls
Instantaneous hot water system
Selection of coloured electrical switch covers
Single power points
Digital TV point
Telephone point
Hard wired smoke detectors
Two external garden tap

NCC - LIVEABLE HOUSING REQUIREMENTS:

920mm doors to Habitable Rooms (refer plan for locations)
Hobless Shower to Ensuite with reflux valve
Floor Waste to Ensuite
Cavity Slider - 920mm to Ensuite
Additional Timber noggings/plyboard to Wet Area's & WC
Garage slab flush with House Slab

7 STAR REQUIREMENTS:

Solar PV system to all homes (size relative to the base model)
R2.0 bulk insulation to internal wet area stud walls
R5.0 ceiling insulation in lieu of R4.1
R2.5HD to external wall & Int garage in lieu of R2.0
Double Glazing to all windows and doors excluding Bath, WC, Laundry & Ensuite

SITWORKS AND SERVICE ALLOWANCES:

- Concrete Pump (standard block)
- Allowance for 300mm rise and fall for site preparation
- Engineers designed class M concrete waffle slab
- Structural engineers site report (standard block) & structural certification for footings
- Site contour survey
- Power connection allowance
- Gas connection allowance
- Sewer connection allowance
- Water connection allowance
- Shire building fees
- Termite treatment

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