



LUXURY INCLUSIONS

Let's build your home together with luxury touch



Build your dream home with our Luxury inclusions.

Welcome to explore our luxury inclusions list that we have created for you to make your decision easier.

This brochure contains the list of luxury inclusions that we are providing as per our standard inclusions.

External

FACADE

- Modern facade with your choice of - fully rendered or a combination of brick and render on nominated areas

FRAME & TERMITE PROTECTION

- H2 treated 90mm wall frames
- Superior Granit Gard or home guard termite protection to all slab penetrations

ROOFING

- Your own choice of roofing – Colourbond steel or concrete tiled roof from the designer range of Boral or Monier brands
- Colourbond fascia and gutter
- 450mm eaves to perimeter of house

BRICKS

- An extensive choice of yours from Austral & PGH bricks
- Choice of either off-white or grey mortar

GARAGE

- 2040mm high garage door from panel-lift range with two remote and one wall mounted controls

FRONT DOOR

- 1200 mm designer solid core entry door. Solid laundry entrance door in painted finish where applicable

WATER TANK

- 3000L slim line rainwater tank and pump including electrical connections

WINDOWS

- Powdered coated aluminium windows & Stacker sliding doors with keyed locks

DRIVEWAY

- Coloured concrete driveway with (walking path in a wide range of colours to choose from)

ALFRESCO & PORCH

- Outdoor tiles on porch and alfresco – to choose from the premium range from our exclusive showroom



Internal

CEILING, ARCHITRAVES & SKIRTING

- 2700 mm ceiling height throughout your home for ground floor and 2600 mm to the first floor
- 90mm bevelled edge profile architraves throughout – painted in your choice of colour
- Your choice of cornices - 70mm cove / Square set / Shadow line

DOORS

- 2040mm panel internal doors for a smooth paint finish, with bright chrome hinges
- Locks to all bathroom and toilet doors for privacy
- Doorstops to all doors

STAIRCASE

- Painted timber handrail with square posts, 12x12 stainless steel balusters, and MDF treads and rises

SHELVING & ROBE

- Melamine shelving throughout all linen cupboards
- 2040mm Mirror Sliding doors in pre-primed paint finish to bedroom robes with one melamine shelf & hanging rail.

INSULATION

- R2.0 batts insulation to all external framed walls
- R4.0 batts to all ceilings

FLOORING

- 600 X 600 mm Tiles - to choose from the premium range from our exclusive showroom
- Choice of Carpet/Laminate floors to other areas

PAINTING

- Dulux 3 coat paint system , provides for a larger choice of colours and a more refined and durable finish



Kitchen

CABINETRY

- Polytec/Polyurethane Top and bottom cabinets - Colour of choice
- Push to Open or pencil edge doors
- Pot drawers

BENCHTOPS & SPLASHBACK

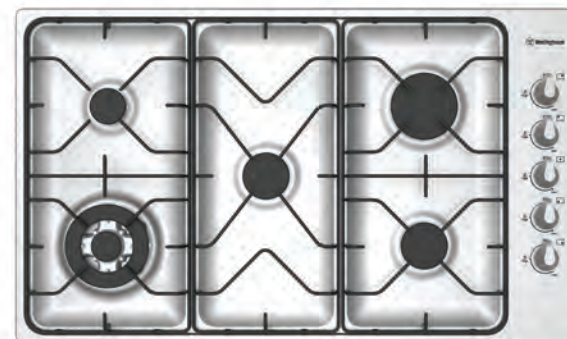
- 40mm quartz stone benchtop to the main kitchen
- 40 mm quartz stone with waterfall to the island bench
- Choice of modern splashback – Stone/Tile/Glass
- Island bench Bulkhead

APPLIANCES

- Westinghouse 90cm gas cooktop
- Westinghouse 60cm oven
- Westinghouse 90cm Rangehood
- Westinghouse 60cm Freestanding Dishwasher

SINK & TAPWARE

- Double bowl undermount sink
- Provision for water connection to Fridge
- Chrome sink mixer



Bathrooms & Laundry

VANITIES & MIRRORS

- Polyurethane/ Polytec wall mounted vanities with 20 mm stone bench-top in Ensuite and other bathrooms
- Frameless polished edge bathroom mirrors in Ensuite and other bathrooms

TILES

- Full wall tiles up to ceiling height all bathrooms & powder room
- Tiles to choose from the extensive range from our exclusive showroom

TAPWARE

- Modern Tapware from our luxury range for basin, shower and Bath – to choose from Chrome/Matt Black
- Twin shower (Round or Square) to main bathroom - to choose from Chrome/Matt Black

TOILETS & BATHTUB

- Dual flush close coupled toilet suite with soft close seat to ensuite and bathrooms
- 1700mm Freestanding bathtub

QUALITY ACCESSORIES

- Semi frameless shower screens in all bathrooms
- Double chrome Towel Rail, Napkin Holder and Toilet Roll Holder To all Bathrooms, Ensuite & Powder Room
- Heat lamp, light & exhaust fans in all bathrooms ducted out to exterior wall or eaves
- Tiled shower Niches in all bathrooms
- Smart floor waste with tiled insert
- Sealed waterproofing

LAUNDRY

- 45L stainless steel tub with 20mm stone benchtop
- Polyurethane/ Polytec cabinets under 20 mm stone bench top
- Tiled Splashback behind washing machine and laundry tub
- Provision and space for Washing Machine and Dryer
- Chrome Sink mixer



Electrical

- A three phase mains provision
- 4 Led Down Lights to each room (up to 60 downlights in entire house including garage)
- 3 pendant lights above island benchtop
- 2 Column lights to the facade
- Two-way light switch for the stairs. (Double storey only)
- Double power points (Double GPO) to all rooms.
- Double PowerPoint in Garage
- Power provision (Single GPO) or fridge provision
- Power provision (Single GPO) for dishwasher provision
- Power provision (Single GPO) for microwave provision
- Power provision (Single GPO) or rangehood provision
- Downstairs powder room exhaust fan ducted to outside
- 2 telephone points
- 2 television points
- 3 network points
- External light point to eaves at external doors (maximum 4 lights)
- 4x Motion sensor lights for main house
- Direct wired smoke Alarm with battery backup as required
- All-in-one heat, fan and light unit in all bathrooms and ensuites
- Video Intercom Doorbell With Colour LCD Monitor
- Standard NBN connection conduit and cabling
- Fans installation at alfresco
- Digital TV Antenna

HOT WATER SYSTEM

- Rinnai Instant Hot Water System for Natural Gas 50 Degree mounted in Rinnai Recess Box

AIR CONDITIONING

- DAIKIN reverse cycle, multi zoned ducted air conditioning system

ALARM SYSTEM

- BOSCH Burglar Alarm 3 sensors for single storey House and 5 sensors for double storey house

OTHERS

- Flyscreens to all windows and stacker sliding doors



Building Inclusions

- Fixed price Site Fees with no hidden costs
- M1 and H1 class slab
- 6 year structural warranty period
- 90 day maintenance period
- Gas connection
- Development application and Construction Certificate application fees
- Homeowners Warranty insurance
- Water authority application fees
- HIA new home building contract
- Site soil investigation report by a geotechnical engineer
- Site contour survey by a registered surveyor
- Identification survey by a registered surveyor
- Basix and Naters energy assessment report



Find out more

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