

High Quality Display Home Specifications

Preliminaries

- Design, drafting, local government building license application
- Energy Efficiency Certification 6-7 Star
- Building Code of Australia – Certificate of Design Compliance
- Structural Engineering

External

- Pre-stressed Concrete Floor Base
- Engineered steel wall frames and roof trusses
- Combination of painted Hardies cladding and Color bond corrugated cladding.
- Color bond flashings, gutters, barge, and fascia.
- S type color bond gutters, with matching color bond downpipes.
- Powder coated double glazed, aluminum windows and sliding doors with locks. Flyscreen's in a selection of colours
- Insulbreak wrap on walls and roof, with Sisalation wrap around eaves
- Insulated ceiling, internal and external walls.
- Security Doors: powder coated security barrier doors.
- Solid core timber entry doors where shown.
- Keyed entry lock set
- Bunker lights to exterior
- Rinnai instantaneous gas hot water system
- External waterproof double power points
- Hills Folding clothesline
- Color bond storage shed

Internal

- Tiles to bathrooms, ensuites, laundries.
- Pine splayed skirting 66mm.
- Carpet to bedrooms.
- Vinyl Planking to all other areas.
- Plasterboard walls and ceiling throughout
- 2700 ceilings, with 55mm plasterboard cornice
- Fully painted internal walls, ceilings, cornice, architraves, doors and frames. Low/Mid sheen to walls, flat white to ceilings.
- Internal door handles. Passage set to bedrooms
- Internal doors, paint grade.
- Built-in bedroom robes with mirror panels (white melamine shelf and chrome hanging rail).
- Double, quad and single power points throughout (Grey, Black Combo).

- Data/phone point to main bedroom, study and living/dining room. (Grey/Black Combo)
- TV point. (Grey/Black Combo)
- Hard wired smoke detectors
- Roller blinds to windows and sliding doors
- LED downlights.
- Fujitsu Reverse Cycle A/C split system to lounge/dining room.
- External gas bayonet point

Kitchen

- Custom Built kitchen.
- Essa Stone benchtops.
- Tiled splash backs.
- Stainless steel sinks 1 ¼ bowl & single drainer with flick mixer tap.
- Built-in pantry (where shown on plan)
- Hard wearing ABS edging on cupboards
- Westinghouse gas cooktop, electric oven and range hood.
- Provision for dishwasher
- Soft close doors & drawers to cabinets
- Cabinet Handles

Bathroom/Ensuite/Laundry

- Pivot shower door in ensuite & bathroom.
- Smart flush cisterns
- Contemporary tapware and double towel rail
- Mirror (frameless) above vanities.
- Exhaust fans to ensuite/bathroom/WC.
- Inset or semi recessed ceramic basin to ensuite and bathroom.
- 2m high tiling to shower recesses
- Privacy lock sets to ensuite/bathroom/WC.
- 45 liter s/steel laundry trough inset into cabinet.
- Provision for washing machine and dryer
- Caroma Concorde Concealed connector S Trap ceramic toilet with Caroma smart dual flush cistern.
- Tapware and shower rose
- Toilet roll holder and towel rails

Guarantee on homes

- 6 year structural warranty
- 6 month maintenance period
- Homeowners Warranty Insurance (Home Indemnity Insurance during construction and standard product warranties)