

grandeur INCLUSIONS

splendour INCLUSIONS

classic INCLUSIONS

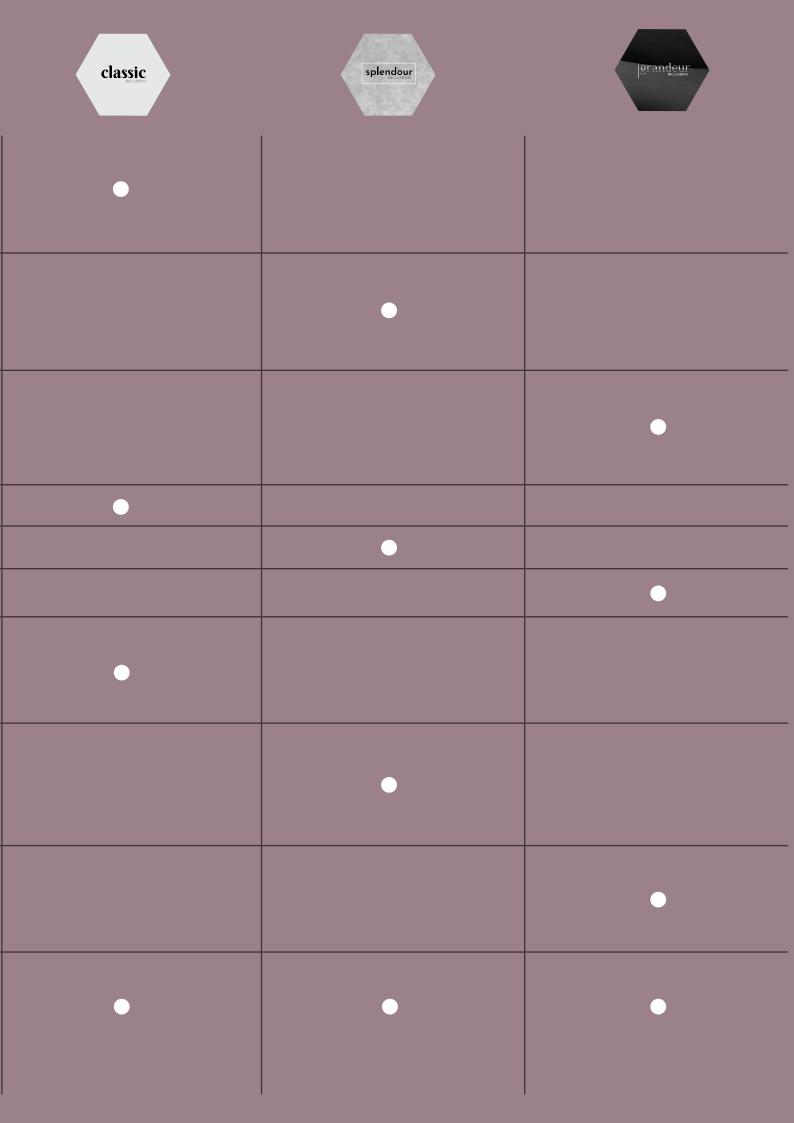
Inclusions for your new home





Kitchen

- Westinghouse 600mm Gas Cook-top
- Westinghouse Oven 600mm with Shut Off Switch
- Westinghouse 600mm Slide Out Range Hood
- Fisher & Paykel 600mm Gas Cook-top
- Fisher & Paykel Oven 600mm with Shut Off Switch
- Fisher & Paykel 600mm Slide Out Range Hood
- Fisher & Paykel Freestanding Dishwasher
- Smeg 900mm Gas Cook-top
- Smeg Oven 900mm with Shut Off Switch
- Smeg 900mm Slide Out Range Hood
- Smeg Underbench Dishwasher
- Smeg 600mm Microwave with Trim Kit
- 32mm Laminate Tight Edge Benchtop
- 20mm Quantam Quartz Stone to the main kitchen excludes waterfall edges
- 40mm Quantam Quartz Stone to the main kitchen excludes waterfall edges
- Laminated finish
- 2150mm High Cabinets with Painted Bulkhead to Ceiling Height
- Kickboards matching cupboards colours and finish
- 128mm D-Bar Handles to Lower Cabinets and Finger Pull to Overhead Cabinets
- Laminated finish colour options outside standard range
- 2150mm High Cabinets with Painted Bulkhead to Ceiling Height
- Kickboards matching cupboards colours and finish
- 128mm D-Bar Handles to Lower Cabinets and Finger Pull to Overhead Cabinets
- Laminated finish colours outside of standard range
- 2400mm High Cabinets with Painted Bulkhead to Ceiling Height
- Kickboards matching cupboards colours and finish
- Fingerpull to all Drawers and Cabinets
- Soft Close Drawers and Cabinets
- Timber hinge or Laminated Door as shown on plans
- 3 Rows of Solid Melamine Shelving for Walk in Pantry (when shown on plans) or 5 Rows Melamine Shelving when Built into Kitchen Joinery







Kitchen

- Drop-In Double Bowl Stainless Steel
- Chrome, Gooseneck Flick Mixer
- Choice of Black or Stainless Steel Undermount Double Bowl
- Choice of Chrome or Black Gooseneck Flick Mixer
- 300 x 600mm Polished Porcelain Tile Splashback
- Choice of Glass, 300 x 600mm Polished Porcelain Tile, Subway Tile or Mosaic Tile Splashback
- Choice of 300 x 600mm Polished Porcelain Tile, Subway Tile, Mosaic Tile or Splashback Window
- Dishwasher Provision Only with Plumbing and Electrical Points
- Fridge Provision with Water, Space and Electrical Point and Storage Overhead
- Microwave Provision Only with Electrical Point

Pricing

Single Storey - Up to 200m2

Single Storey - 201-300m2

Single Storey - 301m2 +

Double Storey - Up to 200m2

Double Storey - 201-300m2

classic	Splendour Inclusion	Grandeur
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Standard	\$4990	\$14,990
Standard	\$5790	\$16,850
Standard	\$5890	\$17,050
Standard	\$5190	\$14,890
Standard	\$5390	\$15,650
Standard	\$5450	\$17,150



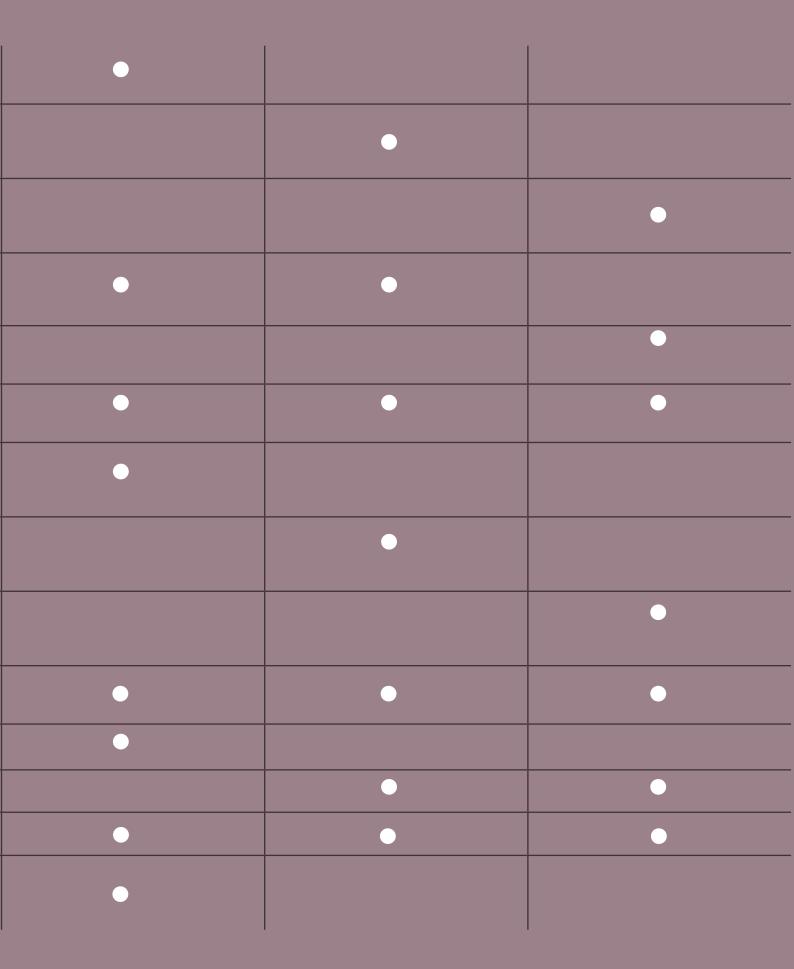
Bathroom & Ensuites

- White Polyurethane Gloss Wall Hung Vanity up to 900mm wide as per plan
- White Ceramic Basin
- White Wall Hung Vanity with Choice of Stone Top - up to 1500mm wide as per plan 450mm vanities provided with legs
- White Ceramic Bowl Basin
- Custom Laminate Wall Hung Vanity with 20mm Quantam Quartz Stone - up to 1500mm wide as per plan
- White Ceramic Bowl Basin
- Porcelain 300x600mm 2.0m High in Shower, 600mm High Around Bath and 100mm Skirting to Bathroom, Ensuite and Powder Room as per plan - *Extended Colour Range for Splendour*
- Porcelain 300x600mm Full Height Tiling to Bathroom, Ensuite and Power Room as per plan - Extended Colour Range for Grandeur
- Porcelain 300x300mm Floor (non slip) Tiles Extended Colour Range for Splendour and Grandeur
- Shower Screen Fully Framed Polished Aluminium with Toughened Glass
- Up to 1650mm Drop in Acrylic White Bath Set in Tiled Hob as per plan
- Choice of Black or Polished Aluminium Shower Screen Semi Framed with Toughened Glass
- Up to 1650mm Drop in Acrylic White Bath Set in Tiled Hob as per plan
- Choice of Black or Polished Aluminium Shower Screen Semi Framed with Toughened Glass
- Up to 1700mm Freestanding Acrylic White Bath Set in Tiled Hob as per plan
- 6mm Polished Edge Mirror to Match Vanity Size
- Full Porcelain Close Coupled Suite with Soft Close Seat
- Choice of White or Black Back to Wall Toliet with Soft Close Seat
- 3 in 1 (fan, heat lamp, light) Ducted Externally
- Chrome Modern Round Pin Wall Mixer to Shower and Bath
- Chrome Round Bath Spout
- Hi Rise Multifunctional Shower Head









Bathroom & Ensuites

- Choice of Black or Chrome Pin Wall Mixer to Shower and Bath
- Choice of Black or Chrome Bath Spout
- Choice of Black or Chrome Wall Mounted or Rain Shower Head
- Single Shower Niche in Bathroom of Your Choice
- Two Shower Niches in Bathrooms of Your Choice
- Chrome Plated Push Plugs to Basins
- Chrome Plated Double Towel Rails in Bathroom and Ensuite
- Chrome Plated Hand Towel Holder in Powder Room
- Toilet Roll Holder in Chrome Finish
- Stainless Steel Finish Floor Waste
- Privacy Lock to Door
- Double Power Point
- Chrome Plug and Waste
- Choice of Black or Chrome Plated Push Plugs to Basins
- Choice of Black or Chrome Plated Double Towel Rails in Bathroom and Ensuite
- Choice of Black or Chrome Plated Hand Towel Holder in Powder Room
- Choice of Black or Chrome Toilet Roll Holder
- Stainless Steel Finish Floor Waste
- Privacy Lock to Door
- Double Power Point
- Choice of Black or Chrome Plug and Waste to Bath
- Heated Towel Rail to Main Bathroom
- High Quality Waterproofing Installed as per Australian standards

Pricing

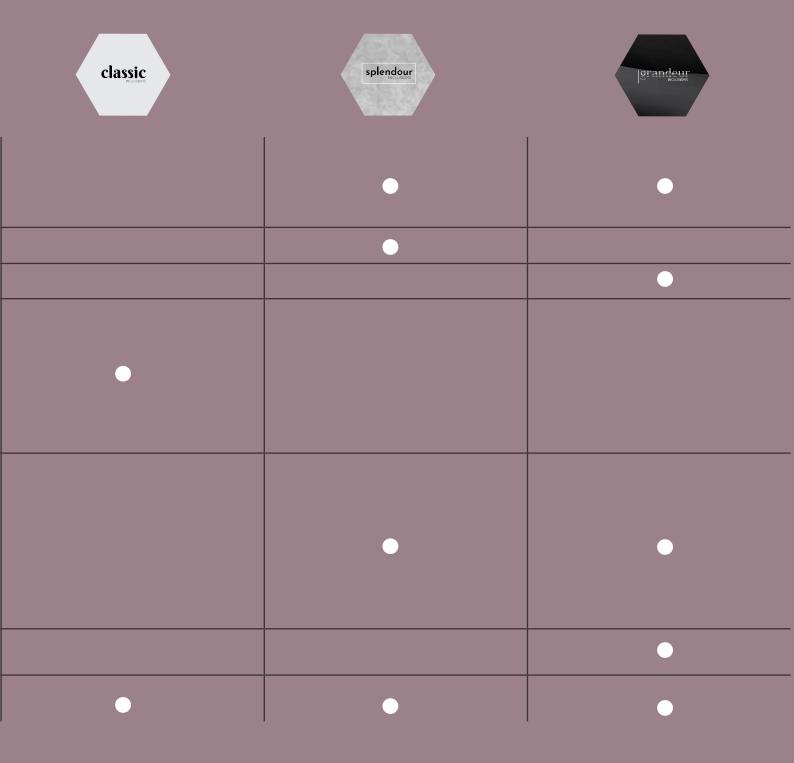
Single Storey - Up to 200m2

Single Storey - 201-300m2

Single Storey - 301m2 +

Double Storey - Up to 200m2

Double Storey - 201-300m2



Standard	\$6350	\$13,990
Standard	\$6390	\$15,150
Standard	\$6450	\$15,290
Standard	\$6350	\$13,250
Standard	\$6390	\$14,150
Standard	\$6450	\$14,290





Laundry

- 45L Freestanding Tub and Cabinet
- Laminate Finish Underbench Cabinetry
- Laminate Finish Underbench Cabinetry from a Wide Choice of Premium Options
- Laminate Finish Underbench Cabinetry from a Wide Choice of Premium Options with a 20mm Quantam Quartz Stone Benchtop
- Porcelain 300x300mm Floor (non slip) Tiles 100mm Skirting Tile to Perimeter
- Full wall tiling
- Hot and Cold Washing Machine Connection and Power Point
- Standard Chrome Sink Mixer
- Choice of Black or Chrome Laundry Tap
- 300 x 600mm Polished Porcelain Tiles Behind Tub
- Choice of Glass Splashback or Feature Tile
- Choice of Black or Stainless Steel Single Drop in Sink
- Choice of Black or Stainless Steel Single Undermount Sink
- Stainless Steel Finish Floor Waste
- High Quality Waterproofing Installed as per Australian standards

Pricing

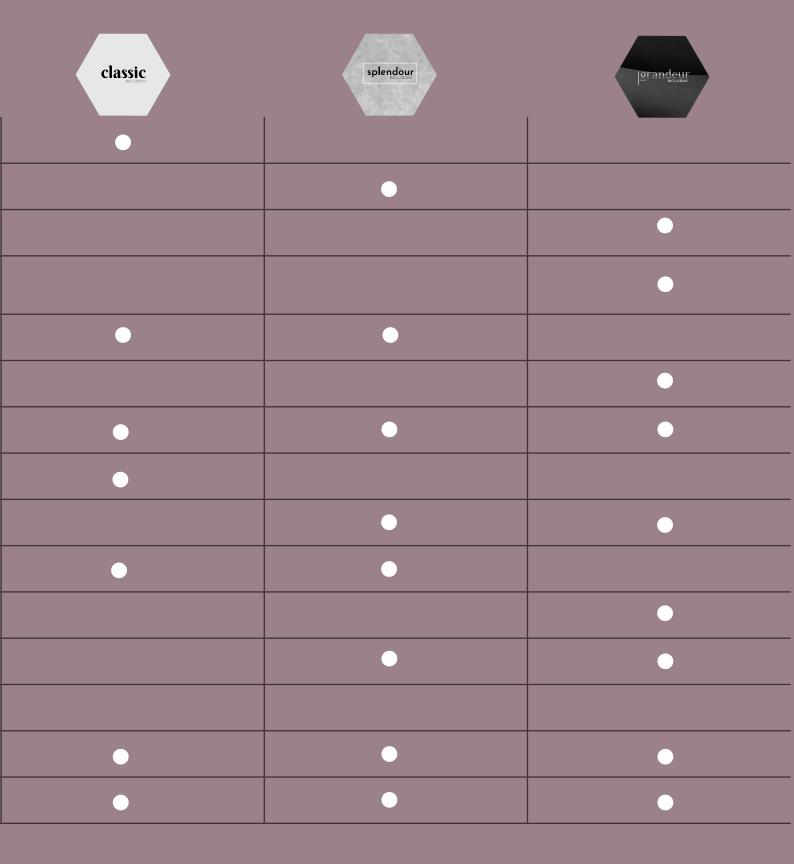
Single Storey - Up to 200m2

Single Storey - 201-300m2

Single Storey - 301m2 +

Double Storey - Up to 200m2

Double Storey - 201-300m2

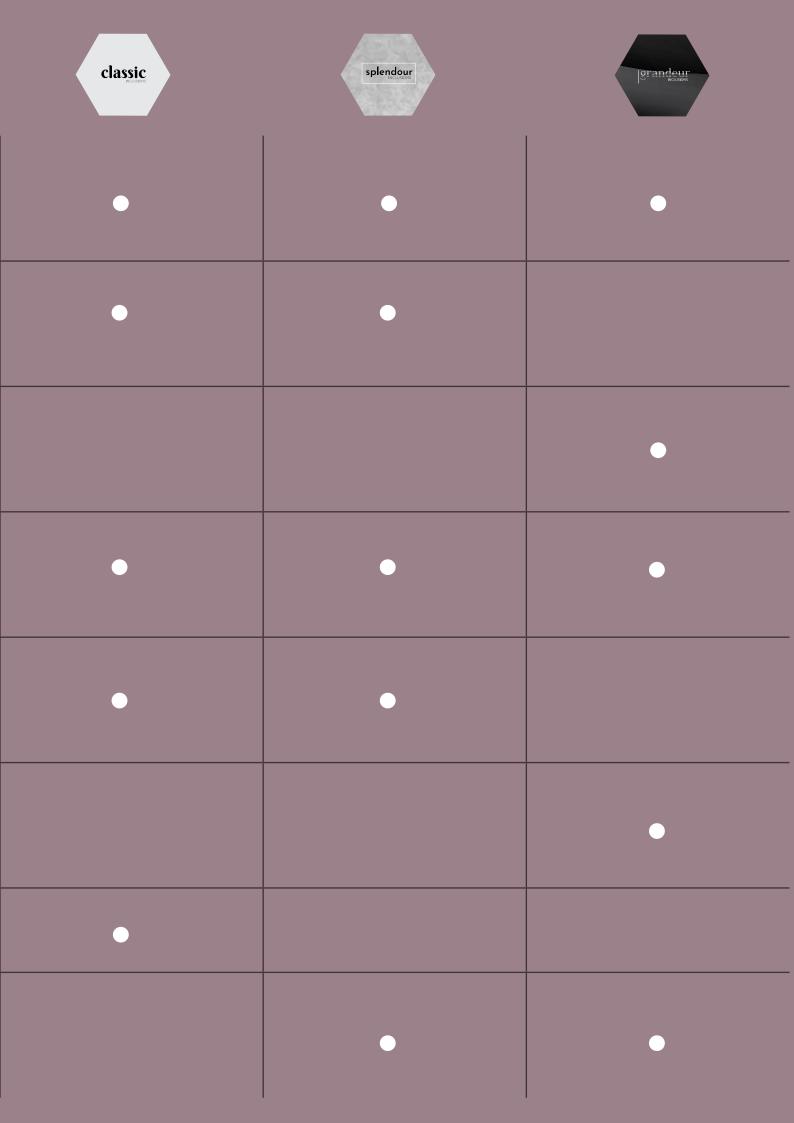


Standard	\$1650	\$4650
Standard	\$1690	\$4690
Standard	\$1750	\$4850
Standard	\$1650	\$5150
Standard	\$1690	\$5350
Standard	\$1790	\$5490



Internal Finishes

- 10mm Plasterboard to Internal Walls
- 6mm Villaboard to Wet Areas
- Premium Quality Paint to Ceiling, Walls, All External Painted Areas and Doors
- 90mm Cove Cornices Throughout
- 66mm x 18mm Half Splay with Paint Finish
- Square Set Cornice to downstairs Living and Common Areas
- 90mm Cove Cornices to rest of home
- 66mm x 18mm Half Splay with Paint Finish
- Mirrored Sliding Doors with Polished Aluminium Edge
- Melamine Top Shelving with Hanging Rail
- MDF Stairs with Carpet where applicable
- Pine Handrail with Paint Finish, Black square Metal Inserts
- MDF Stairs with Laminate Floorboards including Aluminium Nosing Strips
- Stainless Steel Posts and Handrails with Frameless Glass Panel Balustrade
- Hume Hollow Core Doors with Semi Gloss Paint Finish
- Round Level Door Handles in Satin Chrome
- Hume Hollow Core Doors with Semi Gloss Paint Finish
- Privacy Locks to Bathrooms and Master Bedroom
- Choice of Black or Satin Chrome Round Level Door Handles





Internal Finishes

- Carpet to Dining, Living and Hallway to Common Ground Floor Areas
- 600x600mm Polished Porcelain Tile to Common Ground Floor Areas as per plan
- Carpet to Bedroom, Rumpus, Study and Hallway
- Optinal Laminate Floorboards to Rumpus, Study and Hallway
- Upgraded Carpet to Bedroom, Guest Rooms
- 600x600mm Polished Porcelain Tile to Kitchen as per plan

Pricing

Single Storey - Up to 200m2

Single Storey - 201-300m2

Single Storey - 301m2 +

Double Storey - Up to 200m2

Double Storey - 201-300m2

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Standard	\$7690	\$9690
Standard	\$9790	\$12,590
Standard	\$11,890	\$15,290
Standard	\$5250	\$15,350
Standard	\$7510	\$18,590
Standard	\$10,750	\$23,790

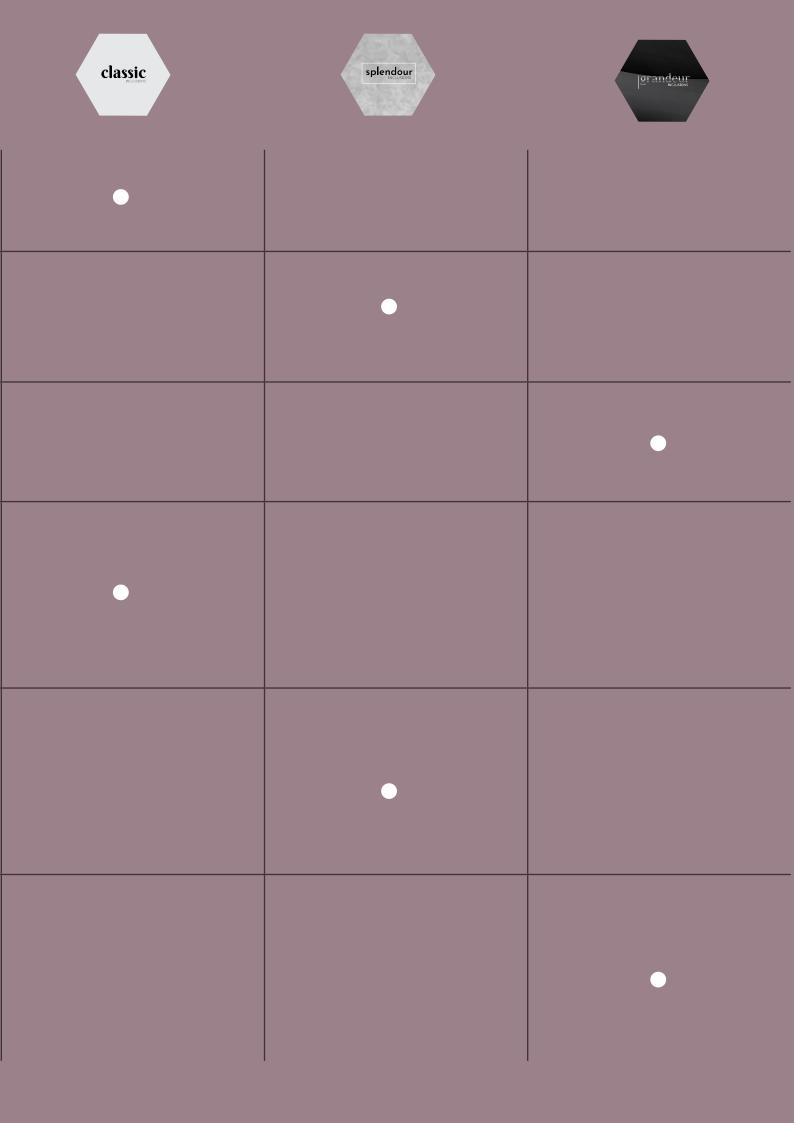
Electrical

- Smoke Alarms, Direct Wired with Battery Back Up as per Australian Standards
- Safety Switch to Electrical Meter Box
- Deadbolt to Timber External Doors
- Keyed Dead Lock to Sliding Glass Doors
- Smoke Alarms, Direct Wired with Battery Back Up as per Australian Standards
- Safety Switch to Electrical Meter Box
- Deadbolt to Timber External Doors
- Keyed Dead Lock to Sliding Glass Doors
- Secruity Alarm with Three Movement Sensors and Keypad
- Smoke Alarms, Direct Wired with Battery Back Up as Per Australian Standards
- Safety Switch to Electrical Meter Box
- Deadbolt to Timber External Doors
- Keyed Dead Lock to Sliding Glass Doors
- Alarm with Keypad and 5 Movement Sensors

• 1 Oyster Light with LED Globe Per Room as per plan

- 1200mm Single Fluorescent Light to Garage
- Bunker Light to Porch, Alfresco (if included) and Balcony (if included)
- 3 in 1 Heater, Light Fan to the Bathroom, Ensuite and Powder Rooms
- Limited 2 Way Switching
- 1 Oyster Light with LED Globe Per Room as per plan
- 10 LED Downlights in lieu of Oyster lights in selected areas
- 1200mm Single Fluorescent Light to Garage
- Bunker Light to Porch, Alfresco (if included) and Balcony (if included)
- 2 Twin Flood Sensor Lights
- 3 in 1 Heater, Light Fan to the Bathroom, Ensuite and Powder Rooms
- Limited 2 Way Switching in up to 2 Locations of Your Choice
- 1 Oyster Light with LED Globe Per Room as per plan
- 20 LED Downlights in lieu of Oyster lights in selected areas
- 1200mm Single Fluorescent Light to Garage
- Bunker Light to Porch, Alfresco (if included) and Balcony (if included)
- Two Twin Flood Sensor Light
- 3 in 1 Heater, Light Fan to the Bathroom, Ensuite and Powder Rooms
- 2 Way Switching in up to 2 Locations of Your Choice







Electrical

- Two Pre-Wired Television Points
- One Pre-Wired Telephone Point
- One Data Point
- One Double Power Point Per Room
- Power Points for Appliances (Kitchen Cook-Top, Dishwasher, Refrigerator, Microwave, Range Hood and Garage Door)
- Power Points for Hot Water Unit and Rainwater Tank as per plan
- 2 Pre-Wired Television Points
- 2 Pre-Wired Telephone Point
- 2 Data Point
- 1 Double Power Point Per Room
- Tv Antenna
- Power Points for Appliances (Kitchen Cook-Top, Dishwasher, Refrigerator, Microwave, Range Hood and Garage Door)
- Power Points for Hot Water Unit and Rainwater Tank as per plan
- 3 Pre-Wired Television Points
- 3 Pre-Wired Telephone Point
- 3 Data Point
- 1 Double Power Point Per Room
- 1 Tv Antenna
- Power Points for Appliances (Kitchen Cook-Top, Dishwasher, Refrigerator, Microwave, Range Hood and Garage Door)
- Power Points for Hot Water Unit and Rainwater Tank as per plan

Pricing

Single Storey - Up to 200m2

Single Storey - 201-300m2

Single Storey - 301m2 +

Double Storey - Up to 200m2

Double Storey - 201-300m2

classic	splendour NCLISTOR	<u>Orandeur</u> Receases

Standard	\$3450	\$5900
Standard	\$3490	\$5950
Standard	\$3500	\$5990
Standard	\$3450	\$5900
Standard	\$3490	\$5950
Standard	\$3550	\$5990



External Finishes

- PGH Face Brick as Main External Material -Upgraded Brick Options to Grandeur
- Lightweight Cladding with Painted Finish as per concept plan where applicable
- Boral Concrete Roof Tiles
- Sarking Under Tiles
- Key Lockable, Single Glaze Aluminium Windows
- Wet Areas and Stairwell in Obscure Glazing
- Key Lockable Sliding Doors with Deadlock and Toughened Glass
- Flyscreens and Flydoors with Aluminium Powder Coated Frame and Fibreglass Mesh
- Colorbond Sectional Panel lift Door
- Automatic garage door opener with 2 x Remote Controls
- 820 mm Entrance Door with Featured Frosted Glass Panels in Full Gloss Paint Finish
- Security Lever and Deadlock in Satin Chrome
- 920 mm Entrance Door with Featured Frosted Glass Panels in Full Gloss Paint Finish
- Security Lever and Deadlock
- External Non Slip Tiles 300mm x 600mm to Porch -Upgraded Tile Options to Splendour and Grandeur
- Face brick from Selected Range or Textured & Paint Finish to Facade as shown on plans
- Metal Fascia and Quad Gutter
- Oxide Coloured Concrete Driveway up to 35m2 (single garage) or 50m2 (double garage)

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External Features

- Termite Protection System to Perimeter of House and Termite Collar to All Slab Pipe Penetrations and Brick Piers as per Australian Standards
- Painted to suit Gutter, 90mm Round PVC Downpipes
- Fresh Water Tap
- Rain Water (or Recycled Water) Tap
- Bosch 20L Instant Gas Hot Water System
- 2435mm Structural Ceiling Height to Ground and First Floor
- 2600mm Structural Ceiling Height to Ground and 2435mm to First Floor
- 2735mm Structural Ceiling Height to Ground and 2600mm to First Floor
- Concrete Substrate Floor with Broom Finish Alfresco
- Roof Over with Plasterboard Lined Ceiling and Brick Columns as per plan
- Concrete Substrate Floor with 300x600 Tile Finish Alfresco - Upgraded Tile Options to Splendour and Grandeur
- Roof Over with Plasterboard Lined Ceiling and Brick Columns as per plan
- External (non-slip) Tiles to Balcony 300 x 600mm
- Balustrade Aluminium Frame in Powder Coat Finish as per plan
- Waterproofing, installed as per Australian standards
- Roof Over with Brick Columns as per plan

Pricing

Single Storey - Up to 200m2

Single Storey - 201-300m2

Single Storey - 301m2 +

Double Storey - Up to 200m2

Double Storey - 201-300m2

splendour	grandeur Bicunos
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Standard	\$9590	\$18,290
Standard	\$14,290	\$25,890
Standard	\$16,890	\$28,850
Standard	\$6150	\$19,150
Standard	\$8390	\$24,650
Standard	\$11,250	\$29,150



Inclusion Checklist

Kitchen

Laundry

Internal Finishes

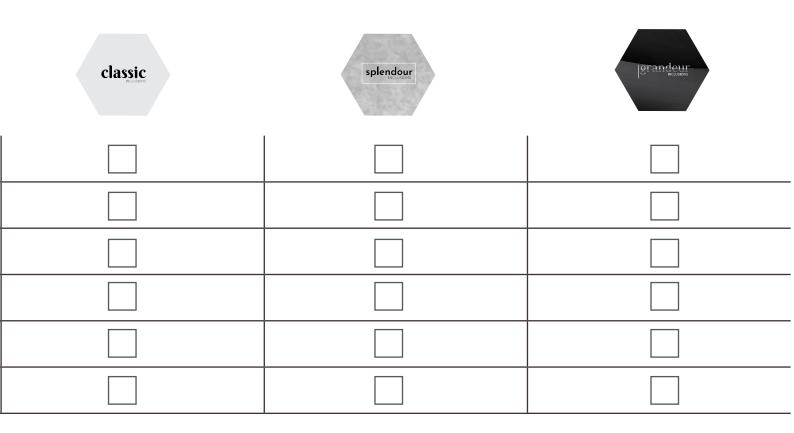
Bathroom & Ensuite

Electrical

External Finishes

Additional Upgrades

Sales Consultant:



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