

**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 200m<sup>2</sup>

Single Storey - 201-300m<sup>2</sup>

Single Storey - 301m<sup>2</sup> +

Double Storey - Up to 200m<sup>2</sup>

Double Storey - 201-300m<sup>2</sup>

Double Storey - 301m<sup>2</sup> +



●		
	●	●
●		
	●	
		●
●		
●	●	●
●	●	

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 Toilet 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 200m<sup>2</sup>

Single Storey - 201-300m<sup>2</sup>

Single Storey - 301m<sup>2</sup> +

Double Storey - Up to 200m<sup>2</sup>

Double Storey - 201-300m<sup>2</sup>

Double Storey - 301m<sup>2</sup> +





	●	●
	●	
		●
●		
	●	●
		●
●	●	●

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 200m<sup>2</sup>

Single Storey - 201-300m<sup>2</sup>

Single Storey - 301m<sup>2</sup> +

Double Storey - Up to 200m<sup>2</sup>

Double Storey - 201-300m<sup>2</sup>

Double Storey - 301m<sup>2</sup> +



●		
	●	
		●
		●
●	●	
		●
●	●	●
●		
	●	●
●	●	
		●
	●	●
●	●	●
●	●	●

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
- Optimal 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 200m<sup>2</sup>

Single Storey - 201-300m<sup>2</sup>

Single Storey - 301m<sup>2</sup> +

Double Storey - Up to 200m<sup>2</sup>

Double Storey - 201-300m<sup>2</sup>

Double Storey - 301m<sup>2</sup> +



●		
	●	●
●		
		●
	●	●
●	●	●

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
- Security 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 200m<sup>2</sup>

Single Storey - 201-300m<sup>2</sup>

Single Storey - 301m<sup>2</sup> +

Double Storey - Up to 200m<sup>2</sup>

Double Storey - 201-300m<sup>2</sup>

Double Storey - 301m<sup>2</sup> +





●		
	●	
		●

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 35m<sup>2</sup> (single garage) or 50m<sup>2</sup> (double garage)





# 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 200m<sup>2</sup>

Single Storey - 201-300m<sup>2</sup>

Single Storey - 301m<sup>2</sup> +

Double Storey - Up to 200m<sup>2</sup>

Double Storey - 201-300m<sup>2</sup>

Double Storey - 301m<sup>2</sup> +



●	●	●
●	●	●
●	●	●
●	●	●
●		
	●	
		●
●		
	●	●
●	●	●

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

---

---

---

---

---

---

---

---

---

---



<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


House images are used for marketing purposes only and are not indicative of inclusions. Standard range of products, colours and finishes may change at the discretion of Meridian Homes at any time. For full details refer to sales consultant. Building License: 240445c V. 5.19

**Client Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_