


# 5 STAR INCLUSIONS

ELEGANT SERIES



# WELCOME TO Hashtag Custom Builds



Whether it's your first, second or fifth, building your own home is an exhilarating experience. We, at Hashtag Custom Builds, strive to make your home building experience an unforgettable journey.

Hashtag Custom Builds cares about your home building needs and expectations, which is why you can fully put your faith in Hashtag Custom Builds to combine your vision with our expertise, remarkable services, quality materials and elegant designs to bring your dream home to life.

Our passion and goal here at Hashtag Custom Builds is to provide our clients with some of the most architectur-ally advanced and aesthetically pleasing new homes which residents would be proud to call their home.

BASIX Certificate

Insulation and rainwater tank according to BASIX certificate

Home Building Compensation Fund (HBCF) policy

Long service levy fees

Architecture plans

Engineering plans

Contour survey

Complying Development Certificate (CDC) fee and inspection

Construction risk insurance

Sydney water standard approval fees

Gas connection fees

Excavation and levelling the site on SLAB area only

Provide temporary toilet

Provide water connection to near side

Provide concrete pump for slab pour

90 days maintenance period

Internal drainage and sedimentary fence

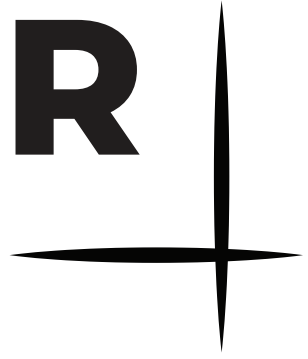
Provide Telstra underground cabling

Sewer and external stormwater connection to an existing junction

Heavy duty scaffold to perimeter of house

# INTERIOR

## INCLUSIONS





# BATHROOM

## BATH

Free standing bathtub with overflow and chrome waste

## SHOWER

Aluminium framed shower screen with safety glass

Hand held dual function shower head & rail to all showers

## TILES

Ceramic wall & floor tiles in a range of colors

Wall to wall tiling

One row of skirting tiles remainder

## VANITY

Moulded top vanity with bevel edged mirror

## TOILET & ACCESSORIES

Standard range tapware in chrome finish

Soft close toilet suites with white ceramic

Chrome 900mm wide double towel rails in bathroom and ensuite

Exhaust fans in bathroom and ensuite



# KITCHEN

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## SINK

One & half bowl stainless steel sink (based on plans)

## TAPWARE

Sink mixer tap in chrome

## SPLASHBACK

Glass splashback

## BENCHTOP

40mm stone benchtop

## CABINETS & ACCESSORIES

Polyurethane or laminex kitchen with soft close door

Soft close metal drawer

Handle selection from standard range

## APPLIANCES

Appliances from Omega or similar brand

900mm stainless steel cooktop

900mm canopy/slideout rangehood

900mm electric fan-forced oven

Microwave and dishwasher space with service connection



# INTERIOR INCLUSIONS

## PAINT

All internal and external painting choice from Dulux

3 coats on walls and timberwork

2 coats on ceiling and eaves

Paint finish to external cladding and downpipes

## WALL & FLOOR

Standard architraves and skirtings

90mm cove cornices

2.7m ceiling height to ground floor

2.6m ceiling height first floor

Ceramic floor tiles to all wet areas

600mm X 600mm porcelain tiles for floor area

Carpet in bedrooms, study/media rooms (if applicable)

## FEATURES

Linen cupboard

Built-in mirror wardrobes in bedrooms

Door stops and catches throughout

## LAUNDRY

45 litre stainless steel mixer laundry tub with metal cabinet

Chrome flick mixer and washing machine taps

One row of skirting tile & two row of splashback tiles over the laundry tub

Glazed panel to external laundry door

Waterproofing to laundry floor

## AIR-CONDITIONING

Ducted reversed cycle Daikin/Actron

## PORCH & ALFRESCO

Concrete to the outdoor leisure room incorporated with main house slab and under the main roof

Tiled concrete entry patio with slip resistance tiles

## STAIRCASE (Double Storey Only)

Painted timber staircase with stainless steel balusters and MDF treads and risers with carpet finish

# EXTERIOR

INCLUSIONS



# EXTERIOR INCLUSIONS

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## STRUCTURAL

Timber frame including timber beams and steel beams

Termite protection to pipe penetrations and perimeter cavity

Six years structural guarantee

## BRICKWORK & ROOF

Concrete tiles roofing

Brick veneer construction

Brick from Austral Builder range

Brick ACID cleaning

M class concrete slab for moderately reactive soil condition but allow up to H1 class if required

## GUTTERS & FACIAS

Colourbond guttering, fascia and round PVC downpipes

## WINDOWS, DOORS & GARAGE

### SECURITY & ALARMS

Internal alarm system

Video intercom

Hard-wired smoke detectors with back up battery

Privacy locks to ensuite, bathroom and master bedroom

### WINDOWS

Aluminium frame with fly mesh

### DOORS

Huge selected range of entry and internal doors

Powdercoated sliding doors with key locks

Deadlocks to all external doors

Deadlocks to hallway door

### GARAGE

Auto garage door opener, transmitter unit and wall switch

Sectional overhead colourbond garage door

Deadlock to internal garage door

### DRIVEWAY

Coloured concrete driveway

## ELECTRICAL, PLUMBING & GAS

### LIGHTNING

40 LED down lights

### CONNECTIONS

Single-phase power connection to an existing connection

Slimline Clipsal double powerpoint & switch's throughout

2 X Television point in your preferred position

2 X double powerpoints to each bedroom

Standard power point in family rooms and kitchen

Earth leakage safety switch protecting all powerpoint

National Broadband Network provision

Gas package including cook top, hot water and gas heating point

Front and rear garden tap

### HOT WATER SYSTEM

24 litre instantaneous gas hot water system

ROUGH in all hot and cold water lines

All water/gas lines of PVC





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