



**GROUND FLOOR PLAN**

SCALE



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Living 105.24m<sup>2</sup>  
Garage 20.70m<sup>2</sup>  
Porch 3.52m<sup>2</sup>

**Total 129.46m<sup>2</sup>**

Total Width 8.830m  
Total Depth 16.850m

## EXTERIOR FINISHES

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### Walls\*

Combination of any of the following, as nominated:

- Face brickwork
- Rendered masonry and / or lightweight masonry
- Painted selected lightweight cladding
- Natural and / or reconstituted stone
- Timber

### Roofing

- Colorbond® sheet roof cover

### Windows

- Aluminium awning and/or sliding with keyed alike locks to each opening sash
- Décor satin (obscure glaze) to ensuite, bathroom & WC windows and clear glazing to the balance unless specified otherwise by local authorities or planning requirements

### Front Door\*

- Painted finish 920 wide 2040 high hinged door with clear glazing

### Front Door Frame\*

- Painted finish with clear glazing to sidelight (where applicable)

### Front Porch Ceiling

- Selected sheeting

### Front Garage Doors

- Sectional overhead Colorbond® door with auto opener, two hand held and one wall mounted transmitter

### Fascia & Gutter

- Colorbond® fascia, gutters and box gutters
- Colorbond® rain heads and PVC downpipes

### Entry Porch

- External first quality ceramic tiles

# GOLD Package - Turnkey Specification & Inclusions Schedule



## Driveway\*

- Plain broom finish concrete

## Fencing

- Boundary Fence \*Colorbond® **OR** \*Timber Lapped & Capped  
*\*Subject to Authority Requirements & Estate Guidelines*

## Letterbox\*

- Brick and / or Pre cast concrete letter box with finish to match home

## Rear Terrace / Alfresco

- External first quality ceramic tiles

## Landscaping\*

- Landscaping to front and rear yards including a combination of turf and mulched garden beds with selected plantings.

## INTERIOR FINISHES

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### Floor coverings

- First quality Ceramic tiles flooring **OR** Laminated timber from selected Creation Homes standard range to ground floor living, dining & kitchen and first quality ceramic tiles to all wet areas
- 100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas

### Walls

- Plasterboard with low sheen 3 coat paint finish

### Ceilings

- Plasterboard with 3 coat paint finish

### Wall Tiling

- Bath & Ensuite - All walls tiled to 1200mm with 2100mm in showers
- Splashback in laundry
- Skirting tiles to laundry & powder room

### Doors & Woodwork

- Gloss paint finish to flush panel internal doors, skirtings and architraves. Internal doors 2040mm high with cushion door stops as required

## **Cornice**

- 90mm Cove cornices

## **Thermal Insulation**

- As required to meet thermal rating

## **Woodwork**

- 68 x 19 DAR Pine architrave and 92 x 19 DAR Pine skirting, both in gloss painted finish

## **Ceiling Height**

- 2400mm

## **FIXTURES & FITTINGS**

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### **Kitchen**

#### *Cabinets*

- Fully lined melamine carcass

#### *Doors and Drawers*

- Laminated finish with soft close drawers in accordance with selected colour scheme

#### *Benchtops*

- Reconstituted stone – 20mm thick with 20mm edges and square ends

#### *Splashback*

- Ceramic tile splashback in accordance with selected colour scheme

#### *Sink*

- Stainless steel double bowl under-mount sink

#### *Tapware*

- Chrome finish sink mixer with built in filtration system and hand-held spray attachment

#### *Dishwasher*

- 650mm wide space provided for dishwasher

#### *Oven*

- 1 x 600mm stainless steel electric oven

# GOLD Package - Turnkey Specification & Inclusions Schedule



## *Cooktop*

- 600mm gas stainless steel with wok-burner & cast-iron trivets

## *Rangehood*

- 600mm wide ducted rangehood

## *Microwave space*

- Integrated into cabinets

## **Laundry**

**\*\*House specific\*\***

## *Trough*

- Stainless steel 45 litre inset trough or
- 45 litre laundry trough and cabinet

## *Cupboard*

- Fully lined melamine carcass

## *Doors and Drawers*

- Laminated with 1.5mm edge

## *Benchtop*

- Reconstituted stone 20mm thick to match kitchen

## *Tapware*

- Chrome finish sink mixer
- Chrome finish washing machine stops

## *Towel Ring*

- Chrome finish

## **Powder Room**

## *Toilet Suite*

- Vitreous china back to wall pan with soft close seat and close coupled cistern

## *Basin*

**\*\*House specific\*\***

- Vitreous china wall hung hand basin or fully laminated vanity unit with semi recessed basin and laminated doors

## *Tapware*

- Chrome finish to basin mixer

# GOLD Package - Turnkey Specification & Inclusions Schedule



## *Towel Ring*

- Chrome finish

## *Mirror*

- Polished edges

## *Exhaust Fan*

- Ceiling mounted

## *Toilet roll holder*

- Chrome finish

## **Bathroom**

### *Shower Screen*

- 2000mm high semi-frameless with clear glass

### *Toilet*

- Vitreous china back to wall pan with soft close seat and close coupled cistern

### *Shower base*

- Tiled with chrome floor to waste

### *Mirror*

- Polished edges

### *Exhaust Fan*

- Fan/light/heater combination unit

### *Vanity*

- Fully lined melamine carcass

### *Doors and Drawers*

- Laminated finish with soft close drawers in accordance with selected colour scheme

### *Benchtops*

- Reconstituted stone – 20mm thick with square edge

### *Basin*

**\*\*House specific\*\***

- Vitreous china inset basin

### *Bath*

- Acrylic

# GOLD Package - Turnkey Specification & Inclusions Schedule



## *Tapware*

- Chrome finish mixer to basin and shower

## *Shower Rose*

- Shower with hand held and adjustable shower head on rail

## *Towel Rail*

- Double rail in chrome finish

## *Toilet roll holder*

- Chrome finish

## **Ensuite**

### *Shower Screen*

- 2000mm high semi-frameless with clear glass

### *Toilet*

- Vitreous china back to wall pan with soft close seat and close coupled cistern

### *Shower base*

- Tiled with chrome floor waste

### *Mirror*

- Polished edges

### *Exhaust Fan*

- Fan/light/heater combination unit

### *Vanity*

- Fully lined melamine carcass

### *Doors and Drawers*

- Laminated finish with soft close drawers in accordance with selected colour scheme

### *Benchtops*

- Reconstituted stone – 20mm thick with square edge

### *Basin*

- Vitreous china inset basin

### *Bath*

- Acrylic (where applicable)

# GOLD Package - Turnkey Specification & Inclusions Schedule



## *Tapware*

- Chrome finish mixer to basin and shower

## *Shower Rose*

- Shower with hand held and adjustable shower head on rail

## *Towel Rail*

- Double in chrome finish

## *Toilet roll holder*

- Chrome finish

## **Bedrooms**

### *Wardrobe*

- Mirrored sliding robe doors
- Melamine shelf with hanging rail

### *Main Bedroom*

- Walk in Robe – where applicable
- Melamine shelf with hanging rail

## **GENERAL**

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### **Heating Cooling**

- 2 split system Air Conditioning: one to living and one for master room

### **Clothes Line**

- Wall or ground mounted folding clothes line

### **Flyscreens**

- Black Fibreglass mesh to all openable windows only

### **Door Bell**

- Hard wired door bell

### **Entry Door Handle**

- Chrome finish mechanical entrance lever set

### **External sliding doors**

- Latch and deadlock



# GOLD Package - Turnkey Specification & Inclusions Schedule



## Internal door furniture

- Chrome finish lever passage set

## Bathroom, Ensuite, Powder Room

- Passage set with privacy latches

## Internal Light Fittings

- LED downlights to kitchen & bathroom areas, oyster lights to remaining areas
- 2 x Fluorescent light fitting to Garage

## Electrical Switch Plates

- Clipsal Classic in white finish or similar

## Hot Water Unit

- Instantaneous gas hot water system

## Preliminary Works

- Building Permit application fees
- Drafting of standard customer construction drawings
- Temporary fencing and scaffolding during construction as required
- Geo-fabric sediment control & waste receptacle as required by local council during construction

## Site Works

- Earthworks including levelling of building platform over home area
- Retaining walls to base of site cut/fill if required
- Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively
- Connection to mains power supply including conduit & cabling for underground connection of single-phase electricity to meter box and electricity supply charge during construction
- Connection of underground gas and water supply including metering

## Features

- Energy rating to comply with BASIX standard
- Professionally prepared interior and exterior colour schemes
- Three months maintenance warranty
- Engineer certified concrete slab
- Prefabricated wall frames and engineer designed roof trusses

## STANDARD UPGRADE OPTION – PRICE ON APPLICATION

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- Ground floor ceiling 2740m
- Alarm system
- Polyurethane to kitchen cupboards and drawers
- Glass splashback to kitchen
- Tiled shower niche
- Sliding screen doors to external sliding doors
- Solid timber floor to living area
- All walls tiled to ceiling height with square set ceiling/walls at junction with feature wall tile
- 40mm stone for kitchen benchtop
- 450mm wide melamine tower with 4 drawers & 3 open shelves to robe
- Ducted Air Conditioning system
- Optical Smart Wiring System
- LED downlights throughout the house
- Water point to fridge
- Additional single power points
- Additional double power points
- Additional light power point
- Additional external power points
- Additional internal gas points
- Additional external gas points