

Luxury

INCLUSIONS



A Nice way to live

Proven
Professional
Provincial Homes



Luxury INCLUSIONS



EVERYONE
NEEDS
A LITTLE
LUXURY

*Love the
slimline look*

External Features

- **Slab:** Solid Concrete
- **Walls:** Face Brickwork from Austral or PGH Exclusive Selection including Off White Mortar
- **Roof:** Bristle Concrete Roof Tiles, Choice of profiles
- **Windows & Doors:** Aluminium Windows and Sliding Doors including Security Key Locks
- **Fascia & Gutter:** Maintenance-Free Metal Fascia and Gutter
- **Garden Taps:** 1 to Front, 1 to Rear
- **Garage:** Colorbond Panelift Door

Kitchen Features

- **Cupboards:** Laminated Bench & Overhead Cupboards
- **Benchtop:** 20mm Caesarstone Benchtop
- **Bulkhead:** Above Overhead Cupboards
- **Handles:** Metal Handles from Selected Range
- **Sink:** Stainless Steel Double Bowl with Drainer
- **Tapware:** Flick Mixer Lever Action
- **Gas Cooktop:** Stainless Steel Cooktop
- **Electric Oven:** Stainless Steel Oven
- **Rangehood:** Fisher & Paykel 900mm Stainless Steel Canopy or Fisher & Paykel 900mm Stainless Steel/Glass Canopy
- **Dishwasher:** Opening and Connections
- **Microwave:** Opening
- **Pantry:** Four (4) Melamine Shelves

*Wow,
Caesarstone
benchtop*

Internal Features

- **Cornice:** 90mm Gypcove Cornice Set Finish to Wet Rooms
- **Walls & Ceiling:** Plasterboard Walls and Ceilings
- **Ceiling Height:** 2.4m (8') to Ground Floor, 2.4m (8') to First Floor (2 Storey)
- **Robe:** One (1) Shelf and Chrome Hanging Rail
- **Linen:** Four (4) Shelves
- **Skirting Boards:** 67mm Half Splay Profile to Skirting Boards (Paint Finish)
- **Architraves:** 67mm Half Splay Architraves (Paint Finish)
- **Staircase:** Timber Handrail, Newel Posts (painted) with 12mm Vertical Stainless Steel Posts and MDF Treads and Risers (for Carpet).

Doors

- **Front Doors:** Hume Entry Door & Sidelight with Clear Glazing (Paint Finish)
- **Laundry:** Aluminium Door with Clear Glazing
- **Internal:** Hume Flush Internal Doors (Paint Finish)
- **Door Stops:** to Internal Doors

Door Furniture

- **Front Entry:** Gainsborough Tri-lock Contemporary Lever to Entry Door
- **Laundry:** Gainsborough Ambassador Lever Set and Double Cylinder Deadlock to External Door
- **Internal Passage and Robes:** Gainsborough Lianna Lever
- **Privacy Latches:** Bedroom 1 and Bathrooms

Bathroom-Ensuite-Powder Features

- **Cupboards:** Laminated Wall Hung Vanity Units
- **Benchtop:** Laminated Vanity tops
- **Mirror:** Frameless Polished Edge Mirrors 600mm Wide
- **Handles:** Metal Handles from Builders Range
- **Bath:** Acrylic Bath with Tiled Hob
- **Shower Screens:** Semi Frameless Shower Screens, Pivot Door (Clear Toughened Safety Glass)
- **Accessories:** Chrome Double Towel Rails, Rings, Toilet Roll Holders and Soap Holders
- **WC:** Ceramic Close Coupled Dual Flush Toilet Suite, Vitreous China Cistern
- **Vanity Basin:** Ceramic Basins
- **Tapware:** Chrome Single Lever Mixers

Laundry Features

- **Tub:** 45 Litre Stainless Steel Tub with White Metal Cabinet
- **Tapware:** Chrome Tapware to Laundry Tub and Washing Machine Cocks

*Always good
to feel secure*

Floor and Wall Tiles

- **Splashback:** Tiles to Kitchen (600mm High) and Laundry (One Row Over Tub)
- **Ceramic Floor Tiles:** to Ensuite, Bathroom, Powder Room, Laundry and WC
- **Ceramic Wall Tiles:** Skirting Tiles to Ensuite, Bathroom, Powder Room, WC and Laundry
- **Shower Recess:** 1.8m High
- **Alfresco:** Tiles to Concrete Slab (from Selected Range)
- **Front Porch:** Tiles to Concrete Slab (from Selected Range)
- **Balcony:** Tiled Timber (2 Storey)
- **Tile Selection:** Yellow Range

Hot Water System

- **Rheem:** Rheem 160 Litre Gas Hot Water System

Paint

- **Internal Walls:** Taubmans Endure Quality Washable Paint, 2 Coat System (One Colour)
- **Internal Woodwork:** Gloss Paintwork (One Colour)
- **Exterior:** Acrylic Paintwork (2 Colours)
- **Internal Ceilings:** One Colour

*That's real
peace of mind*

Electrical Features

- Generous Light and Powerpoint Allowance
- One (1) Telephone Point (including pre-wiring)
- Two (2) Television Points
- Two (2) Smoke Detectors
- Earth Leakage Safety Switches to Meter Box
- Circuit Breakers to Metre Box

Council Fees and Services

- Preparation Of Plans and Specifications
- Building Approval
- Construction Insurance Premium
- Home Owners Warranty Insurance
- Engineer Designs and Certificate
- House Peg Out Survey
- Water Board Approval
- Basix Certificate
- Construction Certificate

Peace Of Mind

- Three (3) Month Maintenance Period
- 180 Day Firm Tender Period
- Thirty (30) Year Structural Guarantee
- HIA Plain Language Building Agreement
- Colour Consultation
- Friendly and Professional Service