



BRICK RANGE

INCLUDED



DESSERT RANGE



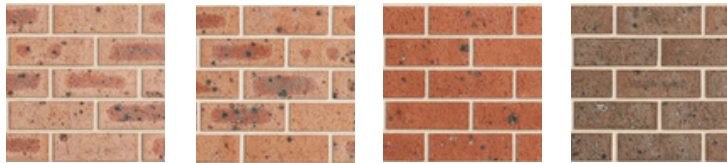
GIBSON RED GUM SINAI

DARK AND STORMY RANGE



LIGHTNING MONSOON THUNDER WHIRLWIND ZEPHYR

TOWNHOUSE RANGE



KENT DORSET HAMPSHIRE SURREY

ELEMENTS RANGE



JAROSITE GRAPHITE FOSSIL RUBELITE

INCLUDED

Natural and white Mortar

BRICK RANGE

UPGRADE



VELOUR RANGE



BROWN CHOC TAN PEARL GREY MINERAL VOLCANIC

ALFRESCO RANGE



CHOCOLATTO COCOA ES- TRUFFLE VINO

COMPOSITE RANGE



ALUMINIUM CHARCOAL PEBBLE URBAN BLUE

METALLIC RANGE



BLUE STEEL FLASH NICKEL FLASH PEWTER

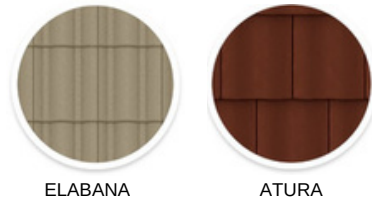
METAL ROOF INCLUDED Colorbond®



22 COLOURS IN TOTAL

ROOF TILES INCLUDED Monier™ ROOFING

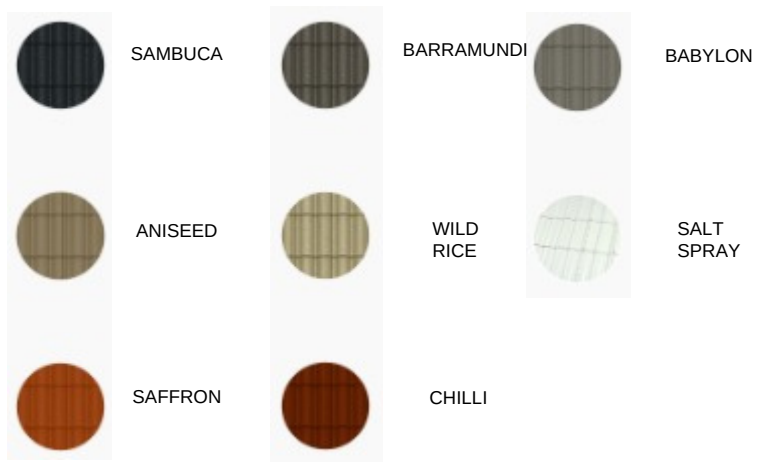
STANDARD PROFILE



UPGRADE PROFILE EXTRA COST

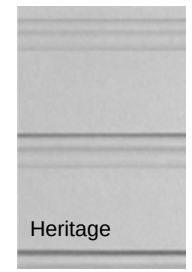


COLOUR OPTIONS

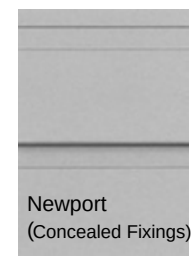


CLADDING INCLUDED

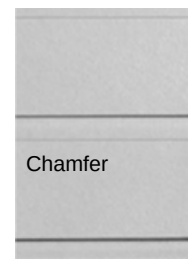
PAINTED TO A COLOUR OF YOUR CHOICE



PrimeLine Heritage. A double-width weather board with rebated edges to create shadow lines.



PrimeLine Newport. A smooth, narrow weather board. Compatible with the HardieLock fixing system.



PrimeLine Chamfer. A double-width weather board with clean lines to create a shadow effect.

ENTRY DOORS

INCLUDED



Hume Savoy XS26 Hume Savoy XS24

OPTIONAL DOOR GLAZING TRANSLUCENT OR CLEAR

EXTRA COST OPTIONS



XS28

XS45

XIL21

XIL23

XIL26

ENTRANCE SETS

INCLUDED



TRADITIONAL

ANGULAR

ALIGN

BELA

ADEL

AURORA



EXTERNAL LAUNDRY LOCK

INCLUDED



COLTON—
External laundry lock

EXTRA COST OPTIONS



TRILOCK OMNI

DIGITAL ENTRY



ADEL- Matt black

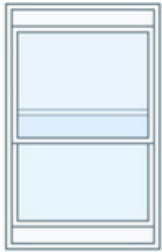
BELA- Matt black



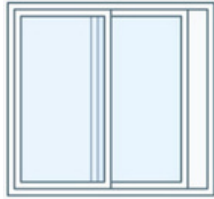
DEAD LOCKS

WINDOWS

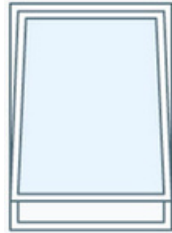
INCLUDED



Double Hung



Sliding Window



Awning Window

Aluminium powder coated window frames. Type and size of window is as per plan

WINDOW FRAME

INCLUDED COLOURS



APO GREY



PRIMROSE



WHITE



BLACK

EXTRA COST OPTIONS



DUNE



MONUMENT



SURFMIST



WOODLAND
GREY

SLIDING GLASS DOORS

INCLUDED



SLIDING DOOR

EXTRA COST OPTIONS



BI-FOLD DOORS



STACKER DOORS

SCREENS

INCLUDED



Standard fly screens included to all windows and sliding doors

EXTRA COST OPTION



Barrier Screens to all sliding doors

GARAGE DOORS - PANEL LIFT

INCLUDED



TUSCAN



MADDISON

EXTRA COST OPTION



HAMPTON



OXFORD

CHOOSE FROM THE FULL COLORBOND RANGE

Colorbond®

22 COLOURS

INCLUDED



Garage Door - Panel Lift With 2 Remote Switches & 1 Wall Switch

EXTRA COST OPTION



• Extra high door

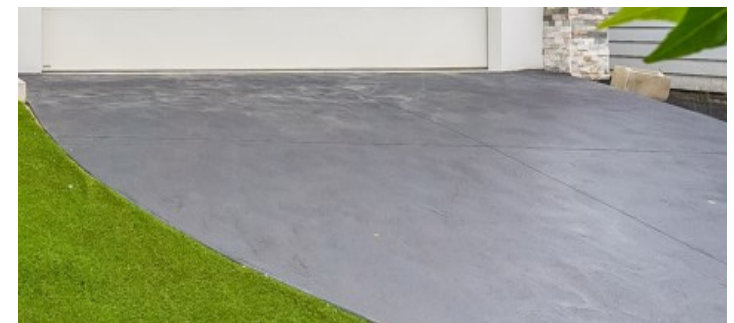
DRIVEWAY

INCLUDED- AS PER PLAN



Concrete broom finish (Up to 50 sqm)

EXTRA COST OPTION



Coloured driveway

PAINT

INCLUDED

We use a 3 coat system! - No streaking, easier to clean, longer life

- Single paint colour throughout
- Builder's white semi-gloss applied to architraves, skirting and internal doors.
- Builder's white cornice and ceiling



EXTRA COST OPTIONS

- Feature walls (per wall)
- Feature room (one room painted in single colour)
- Second paint colour to internal walls
- Second colour to architraves, skirting and internal doors
- Dark paint colours
- Full gloss paint finished



SKIRTING, ARCHITRAVES & CORNICES

INCLUDED



Half splay 66mm x 11mm skirting and architraves

INCLUDEDXETDR A COST OPTIONS



BEVELLED



BULLNOSE



COLONIAL

INCLUDED

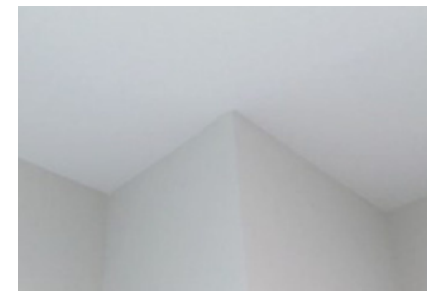


Cornice 90mm cove

EXTRA COST OPTIONS



Sydney cove



Square set ceiling

INTERNAL DOORS

INCLUDED



Internal Doors - Flush Panel Doors

EXTRA COST OPTIONS



HAG12



HAG9



HLR230



INCLUDED

Internal Door Furniture - Gainsborough Lever Handles



105BAIBC BAILEY



120LIARSC LIANNA



105AMESC AMELIA



115CARSC CARLA



105FLOSC FLORENCE



120LIRSC OLIVE

INCLUDED



Circular passage sliding cavity door set

EXTRA COST OPTIONS



AURORA



LIANNA



RIVERA

Matt black and brass internal door furniture



SIERRA



ALBA

EXTRA COST OPTIONS



Matt black

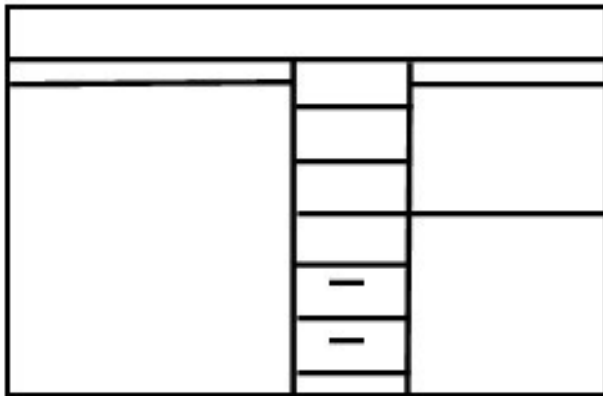


Matt black

WARDROBES AND LINENS

INCLUDED

- Built-in and walk in wardrobes include one (1) set of drawers, shelving and hanging rail.
- Linen cupboards include four (4) adjustable shelves
- Broom closets include one (1) adjustable high shelf
- Sliding robe doors to wardrobes are mirrored with bright or satin chrome finish
- Sliding linen doors are frosted glass with white, or bright or satin chrome finish



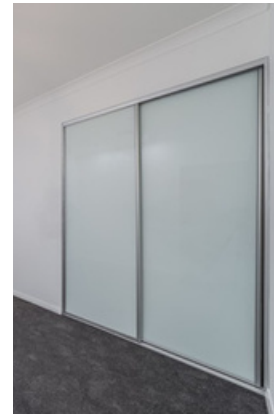
This is not an accurate depiction of wardrobe internals.

Internal wardrobe configuration may alter from image and may be adjusted on site to suit the space available.

INCLUDED

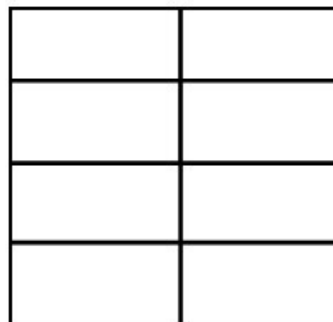


MIRROR



FROSTED GLASS—
Standard to linens only

INCLUDED



Adjustable white
melamine shelving to
linen cupboards

OPTION EXTRA COST



Extra drawer unit



Custom wardrobe fit out

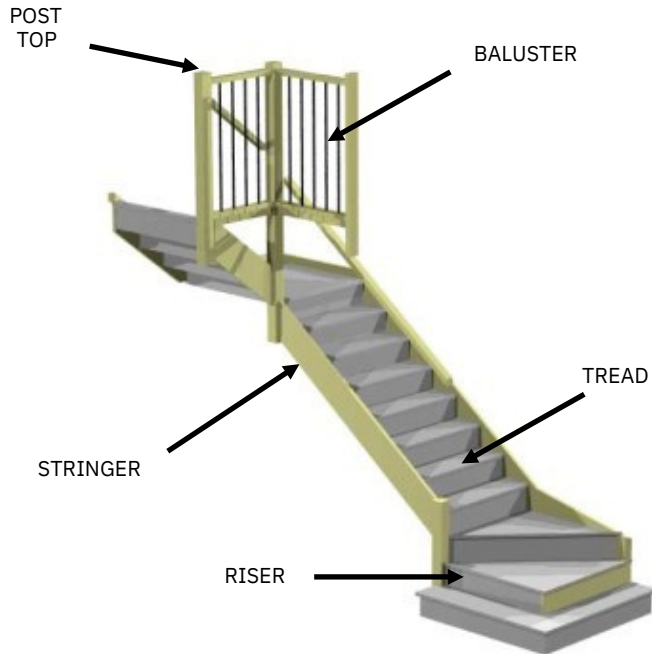


Polytec wardrobe fit out

STAIRCASE

INCLUDED

- Black wrought iron balusters
- Pine hand rail with square post
- tops MDF risers and stringers
- Carpeted
- Builder's white painted finish

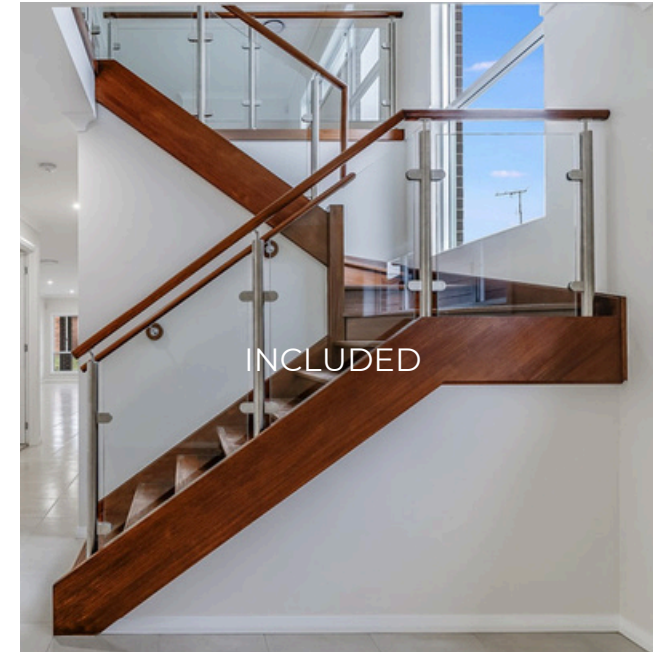


Stairs design is as per the chosen house design

INCLUDED



EXTRA COST OPTIONS



- Vic Ash (solid timber) handrails, treads and risers with stain finish
- Glass balustrades
- Metal posts

STAIRCASE

EXTRA COST OPTIONS

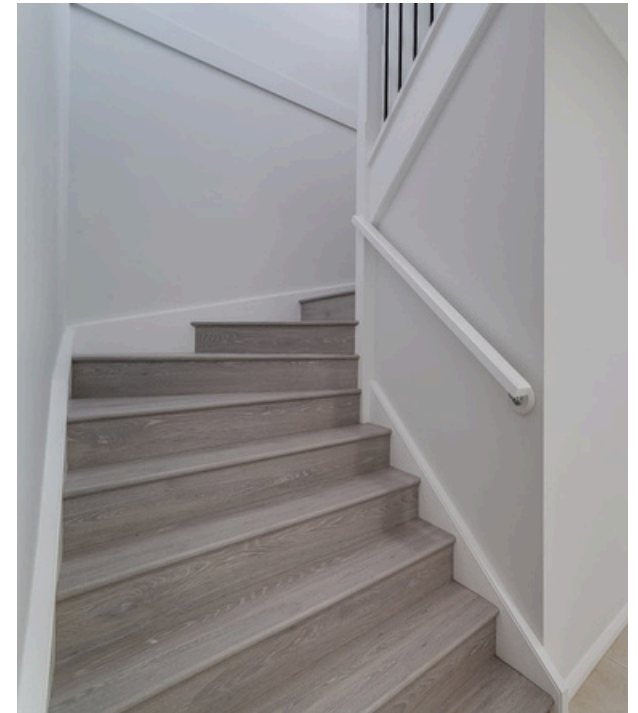


- Vic Ash (solid timber) handrails, treads and risers with stain finish
- Glass balustrades
- Open risers
- Mono stringer (single metal piece that supports staircase from below)

EXTRA COST OPTIONS



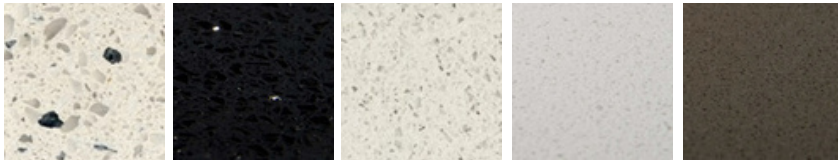
EXTRA COST OPTIONS



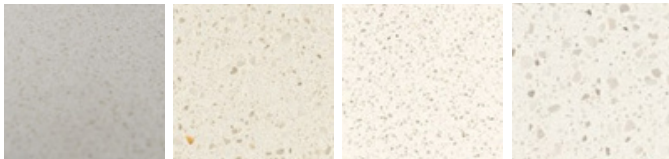
Laminate finish stair treads and risers

20 MM STONE BENCHTOPS

INCLUDED



Everest Galaxy Black Galaxy white Luna white Mocha



New Diamond white Polar Reflections Turino

EXTRA COST OPTION



40mm thick Quantum Quartz stone benchtops



Ash Grey Dolce Graphite Matte Storm Carbon Matte

Colours from the Deluxe range

CABINETRY

INCLUDED



Polyurethane kitchen cupboards and drawers

INCLUDED



Finger pull cupboards and draws
Soft close hinges

EXTRA COST OPTION



Gable waterfall ends

SPLASHBACKS

INCLUDED



Tiled splash back

EXTRA COST OPTIONS



Stone Splash back



Glass splash back

APPLIANCES

INCLUDED



Westinghouse 900mm Stainless Steel Freestanding Cooker

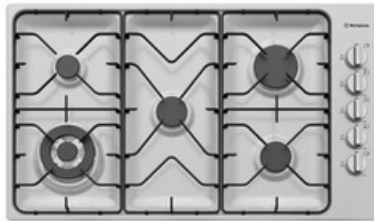


Westinghouse 900mm Stainless Steel Rangehood ducted to eave



Dishlex 900mm stainless steel dishwasher

EXTRA COST OPTIONS



Westinghouse 900mm gas cooktop, separate



Westinghouse 900mm electric under bench oven



Westinghouse 900mm gas cooktop, black tempered glass

EXTRA COST OPTIONS



Westinghouse 860mm integrated rangehood



Westinghouse 900mm canopy rangehood



Westinghouse 600mm freestanding dishwasher

PC ITEMS

INCLUDED



Kitchen Sink - Forme Double Bowl Drop In Stainless Steel Sink With Drainer



Butler'ssink—Clarkroundsinglebowlflushlinesink



PINA

Kitchen Tap—Phoenix sink mixer (chrome)



ARLO

EXTRA COST OPTIONS



Phoenix Pullout sink mixer



Phoenix Squareline sink mixer



Phoenix Pina ink mixer (Matte black)

EXTRA COST OPTIONS



Clark undermount stain- less steel sink. Choose from 1.5 bowl to double bowl.



Franke single bowl universal sink



Franke double bowl flushline sink. Matt black.



Parisi ceramic butler sink

PC ITEMS

INCLUDED- AS PER PLAN



Forme wall hung vanities with cupboard and draws.
Select from 4 Stone colours and 4 Cupboard colours
Vanity size as per plan.



White Gloss PU Light Ash Walnut Dark Chocolate



Blanc Stone Cement Stone Taupe Stone Concrete Stone

INCLUDED



COMET—Above counter basin

EXTRA COST OPTIONS



LUNA



ATLAS



PLUTO



PEBBLE



ORGANIC



ATOM

INCLUDED- AS PER PLAN



Forme Bathtub - Free Standing White Acrylic.
Bath size is as per plan (1575mm x 745mm x 587mm)



Forme Toilet - Closed Coupled, Back To Wall With Soft Close Lid

PC ITEMS

EXTRA COST OPTIONS



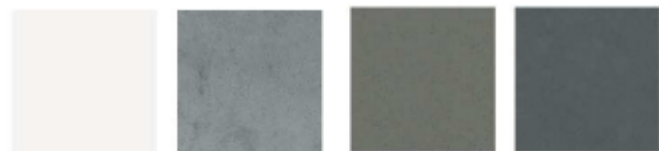
Forme wall hung vanities with single finger-pull soft close drawer.

Select from 4 Stone colours, 4 cabinet finishes, 3 frame finishes and various basins.

Vanity size as per plan.



White Gloss PU Light Ash Walnut Dark Chocolate



Blanc Stone Cement Stone Taupe Stone Concrete Stone

EXTRA COST OPTIONS



Caroma Urbane II wall faced pan with Dual flush plate and concealed cistern



Caroma Urbane II cleanflush back to wall toilet suite

EXTRA COST OPTIONS



Clark 1600mm back to wall freestanding bath



Caroma Urbane 1800mm Oval freestanding bath



Parisi Isola 1600mm Oval freestanding bath

PC ITEMS

INCLUDED



Phoenix basin mixer



ARLO

PINA

EXTRA COST OPTIONS



Phoenix Mekko basin mixer



Phoenix Vivid wall basin mixer (brushed nickel)



Phoenix Vivid slimline basin mixer



Phoenix Vivid vessel mixer

INCLUDED



PINA

Phoenix shower/bath wall



ARLO

Phoenix bath spout



EXTRA COST OPTIONS



Phoenix Vivid bath filler



Phoenix Vivid slimline bath outlet

INCLUDED



OR



Choice of vertical shower on rail or ceiling shower rose with arm

EXTRA COST OPTIONS



Phoenix Pina twin shower



Phoenix Lexi Square Shower rose

PC ITEMS

INCLUDED



Frameless mirror with polished edge to vanities
- 900mm high X full length vanity



Shower Screens—Semi Frameless

INCLUDED



Double Towel Rail



Toilet Paper Holder



Towel Ring (only to powder rooms)



Shower Shelf



Chrome floor waste

EXTRA COST OPTIONS



400 x400 tiled shower niche



Chrome shaving cabinet (various sizes)



Tiled floor waste

MAIN FLOORING

INCLUDED



Choice of 450 x 450 Ceramic floor tiles from Beaumont Tiles Builder's range
OR
Choice of 8mm timber-look Laminate flooring with scotia
Range of colours from our Builder's range



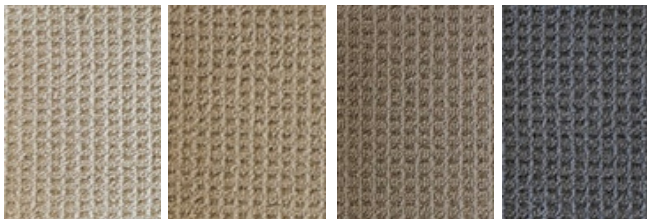
Laminate Floors

- Looks & feels like timber
- Very easy to maintain

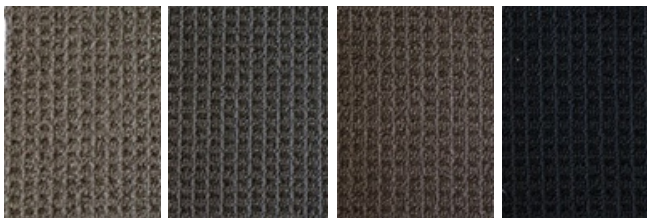


INCLUDED

Carpet to bedrooms, media rooms, first floor and staircase



AGED DRIFTWOOD TAUPE WOOD SMOKE STORM GREY



NATURAL BARK SLATE MOCHA CHARCOAL

EXETXRTAR CAO CSOTS OTP OTPIOTNOSN



600 x 600 Ceramic floor tiles



Timber look tiles

Herringbone pattern for main floor

BATHROOM FLOOR AND WELL TILES

INCLUDED



Choice of ceramic tiles from Beaumont Tiles Builder's range

Two (2) tile choices included

Full height tiling to all bathrooms. 1200mm tiling to separate W/C.

Sizing as follows:

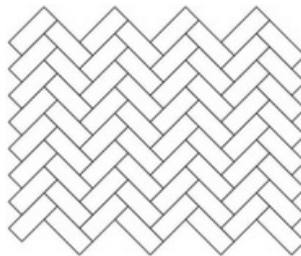
- 300 x 300mm
- 300 x 600mm
- 450 x 450mm

Grout colours to match tile colour

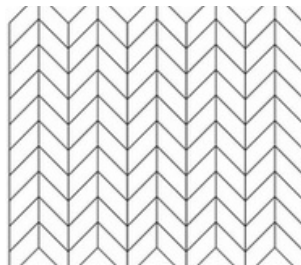
Note: darker grouts may incur extra charges for more extensive labour.

EXTRA COST OPTIONS

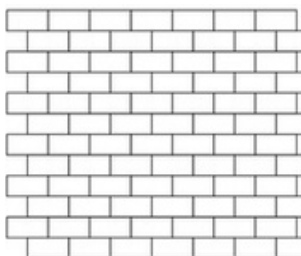
- Upgrade tile
- selections Mosaic tiles
- Tile laying patterns



Herringbone



Chevron

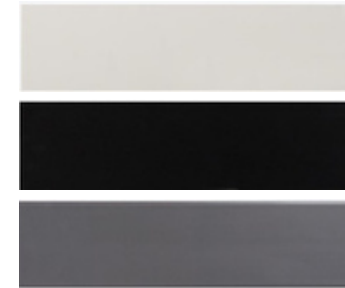


Brick

LAUNDRY AND SPLASHBACKS

EXTRA CINOCSLTU ODPETDIO N

Splashback to laundry, kitchen and butler's pantry (as per plan)



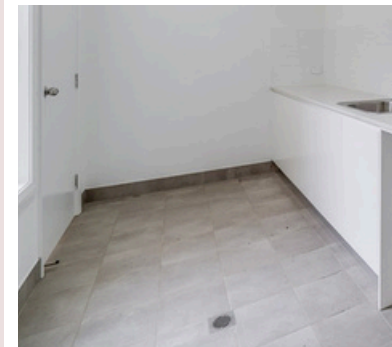
Choice of ceramic Subway 100 x 300mm tiles from Beaumont Tiles Builder's range

Range of colours available

White grout only included

Brick or stack pattern included

For splash backs only



Choice of ceramic tiles from Beaumont Tiles Builder's range for laundry floor.

Sizing as per bathroom floor sizes.

Skirting tile to match.

EXTERNAL TILES

INCLUDED

Tiling to the porch and alfresco (as per plan)



Choice of ceramic tiles from
Beaumont Tiles Builder's
range

Sizing as follows:

- 300 x 300mm
- 300 x 600mm
- 450 x 450mm
- 600 x 600mm

Grout colours to match tile colour

Note: darker grouts may incur extra charges for ...

EXTRA COST OPTION



INCLUDED- AS PER PLAN

INCLUDED ON SELECTED DESIGNS



- WK benchtop
- Built in cabinetry
- 35 Litre drop in sink

NOTE: Included on selected designs as a standard inclusion

INCLUDED

INCLUDED ON SELECTED DESIGNS



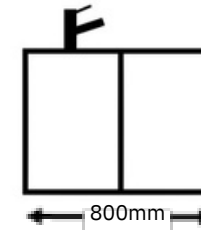
Phoenix sink mixer (Chrome)



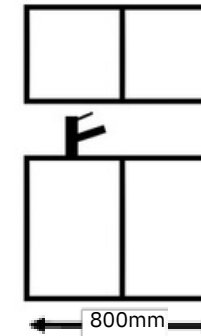
- Laundry Tub - 45 Litre Stainless Steel Bowl, Style As Per Plan
- Metal cabinet
- Can conceal washing machine taps if required

CABINETRY COMBINATIONS

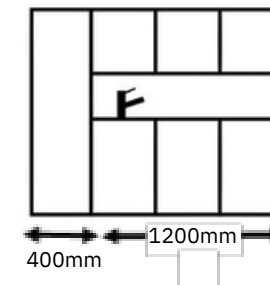
EXTRA COST OPTION



800mm wide cabinet with a drop in tub



800mm wide cabinet with a drop in tub & 800mm overhead cupboards



1200mm wide cabinet with a drop in tub & 1200mm overhead cupboards plus a 400mm broom cupboard

NOTE: Included on selected designs as a standard inclusion

SWITCHES

INCLUDED

Clipsal power points and light switches



Light switches as required



Single GPOS for appliances



Double GPOS throughout



One (1) waterproof double GPO to alfresco

LIGHTING

INCLUDED

INTERNAL LIGHTING



LED Downlights Throughout



Twin fluorescent linear light to garage



TV antenna (if applicable)

EXTERNAL LIGHTING



Spotlight with motion sensor

EXTRA COST OPTION



Pendant lights



Flat



Recessed hallway / Step lights

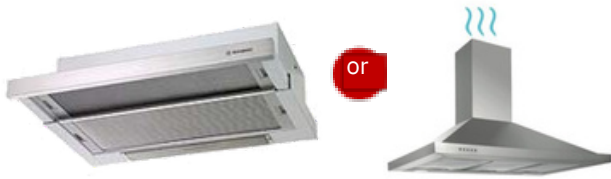


Alarm and/or intercom

- An electrical consultation is offered as part of the selections process.

INCLUDED

Westinghouse 600mm slide out range hood, or
900mm exhaust fan, ducted to external eave



INCLUDED

Westinghouse under bench electric oven 600mm
Gas 600mm 4 burner cooktop



INCLUDED



Rinnai continuous gas hot water.
20 litres per minute



INCLUDED



Kitchen Sink - Franke Double Bowl Drop In Stainless Steel Sink
With Drainer



Toilet - Back To Wall With Soft Close
Lid



Kitchen Tap - Sink Mixer (Chrome)
Lid

INCLUDED

Poly slim line rain water tank (up to 3000L) with pump



EXTRA COST OPTION

Underground rain water tank—Great for tight sites!



INCLUDED

Wall insulation batts (R-value 1.5) and ceiling insulation batts (R-value 2.5)



EXTRA COST OPTION

Acoustic wall insulation batts



INCLUDED

Hot water system— 26 litres gas instantaneous



Ducted air conditioning—cooling system



All minimum BASIX commitments must be met for compliance and approvals. Individual requirements may exceed our included standard BASIX package. A variation will be requested for any required non-standard BASIX items.

INCLUDED



Ducted air con duct vents

INCLUDED



Mechanical ventilation (as required)

INCLUDED



Wall mounted foldable clothesline

EXTRA COST OPTION



Slotted bar air con grill vents

EXTRA COST OPTION



Wi-fi control for ducted air con- controller touch pad

All minimum BASIX commitments must be met for compliance and approvals. Individual requirements may exceed our included standard BASIX package. A variation will be requested for any required non-standard BASIX items.

INCLUDED



Letterbox allowance
(credit back)

EXTRA COST OPTION



Colourbond fence

EXTRA COST OPTION



Kikuyu turf—supply and install

EXTRA COST OPTION



Pebbles —supply and install

EXTRA COST OPTION

Timber fence

