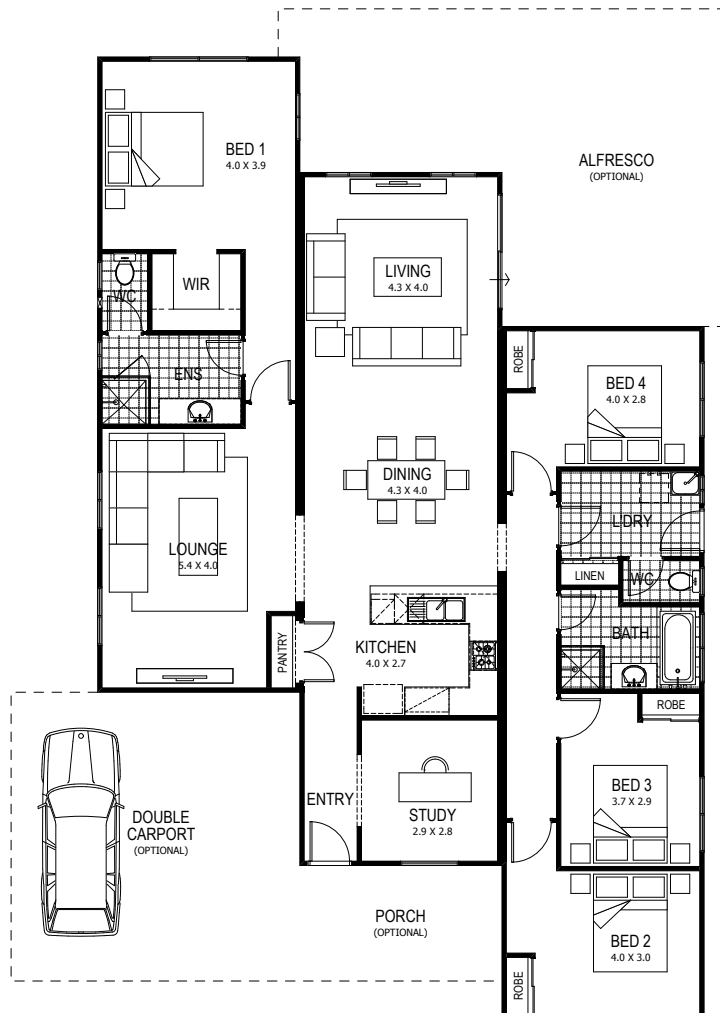


dream it. live it. love it.
the raintree



For illustration purpose only.



Clean, contemporary lines and an easy-living, open-plan design make the Raintree a stunning yet practical home for the modern family. Four bedrooms, two bathrooms, separate study and well-zoned bedrooms make the very best use of this home's expansive proportions. With a fabulous kitchen overlooking the dining area and alfresco, the Raintree is also ideal for entertaining friends and family.

THE RAIN TREE

Specifications at a glance

x4 x2 x1

Total 176sqm

Overall House Dimensions
12.6m wide x 20m long

Also includes:

- Family ■ Dining ■ Kitchen
- Lounge ■ Porch/Carport/Alfresco optional

the raintree

Inclusions



Structural

- Truecore® steel 90mm wall frames & 90mm roof trusses
- Engineered & reinforced concrete floors
- Physical Barrier Pest Treatment to home

External of Home

- Custom Orb Colorbond® cladding
- Zinalume roof cladding
- Colorbond® fascia, barge, gutters & downpipes
- Solid core front door & laundry door
- Gainsborough quality entry lock set including deadlock to entry & laundry door (if applicable)
- R1.5 Anticon (55) to roof
- R2.0 ceiling insulation batts
- R2.0 insulation batts & reflective insulation to all external walls
- Quality aluminium windows & sliding doors including the BreezeLock system, key locks & flyscreens
- Rinnai energy-efficient instantaneous gas hot water system
- Waterproof bunker lights to all external doors
- One external garden tap
- One external waterproof double power point

Internal of Home

- 2725mm high Plasterboard ceilings with classic cornices
- Plasterboard internal walls with flush reveals & skirting boards
- Full painting of all internal & external walls, ceilings, cornices, mouldings, architraves & doors
- Gainsborough quality internal chrome lever handles throughout
- Walk-in robe or built-in robe with vinyl sliding doors, shelf & chrome hanging rail to Bedroom 1 (as shown on plan)
- Built-in robe with vinyl sliding doors, shelf & chrome hanging rail to all other Bedrooms (as shown on plan)
- One TV point
- One telephone point
- Hard-wired smoke detectors with battery backup
- Double power points throughout (as per plan)
- Ceiling fans

Kitchen

- 600mm Westinghouse stainless steel electric underbench oven
- 600mm Westinghouse stainless steel gas hotplate
- 600mm Westinghouse stainless steel canopy rangehood
- Double bowl / single drainer stainless steel sink with chrome flick mixer
- 400mm high ceramic tiling to kitchen splashback
- Dishwasher recess (including single power point & cold water provision)
- Set of 4 cutlery drawers
- Set of 3 pot drawers in applicable home designs
- Built-in pantry (as shown on plan)
- Laminate doors & drawers with white lined kitchen cupboards, soft close drawers & doors, and ABS edging
- Polytec laminate benchtops
- Polytec benchtops, door & drawer fronts

Bathroom / Ensuite

- Laminate doors with white lined soft closed cupboards & doors with ABS edging
- Polytec laminate benchtops
- Polytec benchtops & door fronts
- Framed pivot shower door to ensuite.
- Fixed shower panel and rod to bathroom
- 2m high 200mm x 200mm ceramic wall tiling to shower

- 200mm x 200mm ceramic tiling to floors & skirting
- Ceramic soap holder to shower recess
- WELS® rated contemporary Alder chrome tapware
- Caroma Inset ceramic basins to bathroom & ensuite
- Fully framed mirror to vanities
- Chrome double towel rail to bathroom & ensuite
- White acrylic bath to bathroom (as shown on plan)
- Privacy locks to bathroom & WC
- Exhaust fans to bathroom, ensuite & WC
- WELS® rated Caroma Dual Smart Flush toilet suites

Laundry

- 42L Stainless steel laundry trough in metal cabinet with WELS® rated contemporary Alder chrome flick mixer
- WELS® rated contemporary Alder chrome automatic washing machine taps
- Walk-in or built-in linen cupboard (as shown on plan)

Additional Inclusions

- Site-specific Soil Report
- Contour Survey
- 6 month after-care service
- Industry best 10 year structural guarantee
- Delivery within 50kms of Darwin & Alice Springs G.P.O's
- Individual Energy Efficiency Assessment & Certification
- HIA Home Building Contract
- Individual Engineer's Certification
- Developer Approval (if applicable)
- Single Residential Water Corporation Approval
- Building Permit Approval

Items Priced per Individual Property Requirements

- Planning Approval (if applicable)
- Additional transport & cartage
- Earthworks (including compaction certification & concrete strip footings)
- Electrical connections
- Plumbing connections
- Septic Systems

Optional Extras

- Feature wall claddings
- Floor Coverings
- Window Treatments
- Colorbond® roof cladding
- Kitchen upgrades to appliances and cupboards
- Internal wall insulation (thermal or sound insulation)
- Reverse Cycle Air-conditioning
- Porch / Carport / Verandahs / Alfresco
- Customisation of floor plan
- Security screens
- Pet doors
- Louvre windows
- Clothesline
- Concrete Driveway / Crossover / Pathways
- Fencing
- Landscaping & Reticulation
- Garden Shed

Please note: Brands and Model numbers are subject to change due to supplier availability & stocks. In the event of a change, an equivalent model will be given.

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