



Standard Inclusions



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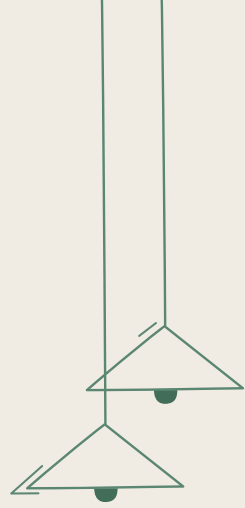
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Process

It is now time to begin the exciting process of working with our Interior Design Consultant to select the styling of your home, both inside and out.

As you will see, we start with a superior set of standard inclusions. With our considered orientation of your home, double glazing throughout, Colorbond roof, quality insulation and external wrap, your home will feel more comfortable. We have carefully selected quality internal fittings, Bosch appliances and flooring to last the test of time. You will also have the opportunity to discuss home and appliance efficiency and other sustainable options.

Our designer has experience across all major style areas from contemporary to classic and will work with you to develop a colour scheme that complements your home design and reflects your personal style.



External



A selection of bricks from PGH or Selkirk with natural colour mortar.



Putty



Goldfield Haze



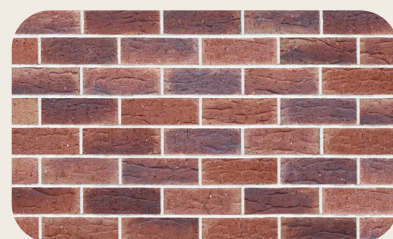
Grey Nuance



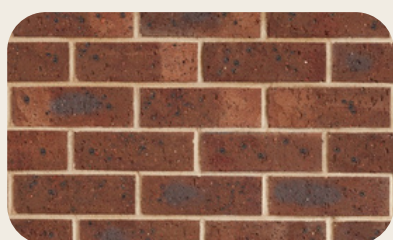
Ironstone



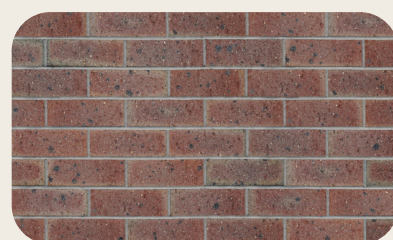
Heathwood



Tannum



Barwon



Tawny Heritage

PGH Category 1 Bricks

Character

Bark
Putty
Red Rock
Jarrah
Straw
Kurrajong
Brown Terrain

Essentials

Brushwood
Mocha
Gypsy Rose
Heathwood

Aspect

Glenfern

Elan

La Mesa
Barwon
Labassa
Grey Nuance

Urban Essence

Storm



Selkirk Category 1 Bricks

Tannum
Buckram
Macedon
Ironstone

Goldfield Haze
Musket Haze
Tawny Heritage
Rebellion Red
Ciena

External



Cladding to external walls

Weathertex is 100% natural, made from 97% hardwood and 3% paraffin wax. The unique manufacturing process is the only one of its kind in the world containing NO added silica, glues, resins or formaldehydes. It's the ultimate natural cladding solution for a sustainable build. Weathertex is a better choice for you, your family, and the planet naturally!!



Classic Smooth 200mm



Weathergroove Smooth 150mm



External



Roofing, Fascia and Gutter

Designed and tested for our unique Australian environment in a range of colours that beautifully complement it, Colorbond steel is the perfect finish for your family home.

External Paintwork

Haymes Paint is committed to protecting the environment for future generations. They act sustainably and look for innovative ways to lessen their impact on the environment. They actively look for ways in which they can reduce water usage, waste, and utilise renewable energy. Proudly Australian made and owned since 1935.

- Exterior low sheen paint to timber and metal surfaces (2 coats).
- Semi-gloss to external garage door (2 coats).



Garage Doors

Sectional garage door with two remotes from the standard colour range.

Internal access: 2040mm high flush panel door
External access: 2040mm high weatherproof flush panel door

External

Entrance door

2040mm x 920mm entrance door with semi-gloss paint finish



Door Furniture

Lockwood Nexion Vision chrome plated entry set to front door.



Windows

Double-glazed Stegbar aluminium sliding windows and doors (awning windows to facade) with no infills (brickwork or cladding as standard).



Internal

Insulation

Ceilings	6.0 thermal insulation batts to ceiling (excluding garage)
External Walls	Sisalation wall wrap and 2.5 thermal insulation batts to exterior walls and garage internal wall
Between Floors	(Double storey) R2.7 sound batts
Slab	Under slab and perimeter insulation (subject to Engineering and Energy Rating requirements)



Internal Features

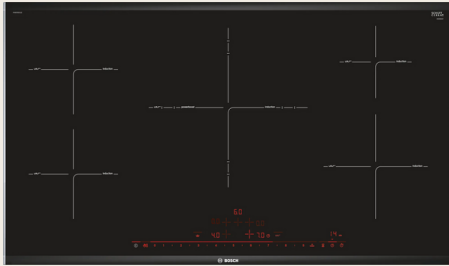
2550mm to both ground floor and first floor	Ceiling Heights
2040mm high flush panel doors	Internal Doors
Lockwood 55mm / 63mm Velocity Series Rose door handles	Door Furniture
Plasterboard to all internal walls and ceilings	Plaster
Square set throughout, excluding robes and garage	Cornice
Haymes Paint	Internal Paintwork
Ceiling paint finish (primer & 1 coat)	
Low sheen wall finish paint on internal walls (primer & 2 coats)	
Semi-gloss paint to timber doors, architrave and skirting (2 coats)	Architraves & Skirtings
66mm x 18mm finger jointed primed pine	

Kitchen



Oven

Bosch Built-In Stainless Steel 90cm Oven



Cooktop

Bosch 90cm Induction Cooktop

Rangehood

Bosch Wall Mounted Canopy Rangehood



Dishwasher

Bosch Stainless Steel 60cm Freestanding Dishwasher

Benchtops

Benchtops (product TBC)

Splashback

Selection of ceramic subway tiling



Appliance Upgrade Options

Bosch 90cm Multifunction Oven
(pyrolytic cleaning)



Bosch 60cm x 60cm Built-In Oven



Bosch Integrated Rangehood

Bosch Fully Integrated
60cm Dishwasher



Door panel not included - match to kitchen cabinetry



Talk to our Interior Design Consultant about our wide range of optional upgrades. You can choose from our preferred suppliers, or select your own. Due to builder's warranty insurance and building regulations, we must source and install these items as part of the building contract.

Kitchen



Sink

Double bowl undermount sink, stainless steel

Sink Mixer

ABI Elysian gooseneck kitchen sink mixer in brushed nickel, chrome or black



Pantry

Walk-in or built-in-pantry with five white melamine shelves

Cabinetry

Laminate natural finish to all cabinetry (refer to internal drawings for layout). Overhead cupboards including over fridge. Soft close to all kitchen cabinetry.



Laminex®

Bathrooms



Bath

Atlanta back to wall bath

Bath Mixer Set

ABI wall bath mixer and spout set in brushed nickel, chrome or black

Basins

Icarus basin gloss white round
360mm x 120mm

Basin Mixer

ABI Elysian wall basin mixer and
spout set in brushed nickel,
chrome or black



Shower Rail

ABI Finley shower rail with
overhead shower in brushed
nickel, chrome or black

Shower Mixer

ABI Elysian minimal wall mixer in
brushed nickel, chrome or black



Bathrooms



Toilet

Sandra Short Project Wall Faced Rimless Toilet Suite

Toilet Roll Holder

ABI Elysian toilet roll holder in brushed nickel, chrome or black

Hand Towel Holder

ABI Elysian 300mm hand towel holder in brushed nickel, chrome or black



Towel Rail

ABI Elysian 750mm double towel rail in brushed nickel, chrome or black



Tiled shower bases

Up to 2m high semi-frameless (with door)

Benchtops to all bathrooms (product TBC)

Mirror above tiling of each vanity to the width of the vanity

450mm x 450mm or 450mm x 600mm niche to showers (subject to design)

Shower Bases

Shower Screens

Benchtops

Mirrors

Niche

Titan Hybrid

Titan Hybrid is a rigid core plank with a highly resilient surface structure. Almost as beautiful as real timber but far more tolerant to water, scratches and indentation. This range of carefully chosen designs, rigorously tested for durability, will stay beautiful for years to come.

To entry, kitchen, WIP
and family room



Blackbutt TIR035



Spotted Gum TIR169



Stonewashed Spotted
Gum TIR170



Moonlight Gum TIR182



Bleached Blackbutt TIR171



Sandblasted Blackbutt TIR180



Alpine Grey Ash TIR178



Frosted Ironbark TIR179



Warm Urban Oak TIR183



Spring Valley Oak TIR181

Flooring



Milton 1149



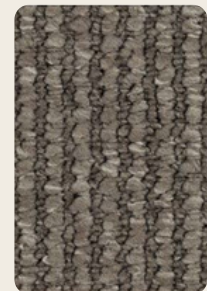
Rayne 1150



Rothbury 1153



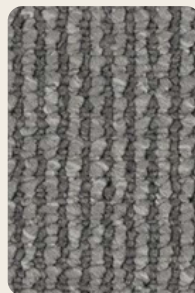
Sherwood 1151



Bevington 1155



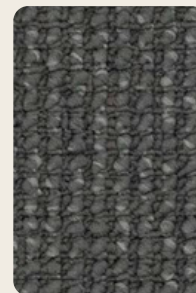
Ashbourne 1152



Cudmore 1154



Moorhouse 1156



Morland 1148

EC Avenue Carpet

To bedrooms,
robes and
second living
area

Is 100% Solution Dyed Nylon, it's large textured loop pile feels delightful to touch and is rated 'extra heavy duty' for residential use. The Avenue carpet comes in a range of 9 colours and with a 15yr Warranty.

Kitchen Wall Tiles

Selection of ceramic subway tiles to kitchen splashback between bench and overhead cupboards.

Wet Area Wall Tiles

Selection of 450mm x 450mm ceramic tiles to floors and walls in wet areas. Shower tiles to 2100mm high, Bath walls 1165mm high to continue to meet Vanity. Vanity wall 300mm high above bench or mirror to bench.

Skirting Tiles

Selection of 150mm high ceramic tiles to wet areas.



Tiles



Laundry

Benchtop from Laminex standard range

Benchtops

Min 800mm wide base cabinet with sink

Cabinetry

Selection of ceramic subway tiling

Splashback

Clark 42 litre standard tub with floor and single by-pass
with laminate top and cupboard

Laundry Trough

Caroma washing machine set

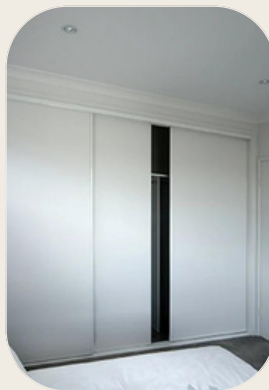
WM Taps

ABI Elysian gooseneck sink mixer in brushed nickel, chrome or black

Sink Mixer



Storage



Robes

2040mm high sliding vinyl doors with melamine shelf and hanging rail

Linen

2040mm high sliding vinyl doors or hinged flush panel doors with 4 white melamine shelves

Broom

2040mm high sliding vinyl doors or hinged flush panel doors with single white melamine shelf

Electrical



Legrand double power points (white) throughout home, amount specific to each design.
Weatherproof Double Power Point to Alfresco.

Legrand Excel Life rocker switches in white throughout home.



Legrand Excel Life range also offer the colour options below. Excel Life coverplates can be snapped on and off easily, so mix n' match coverplates and grids to create the perfect combination to suit the environment in which they will be installed. Choose from the crisp and classic White, a delicate Matt Silver, metallic Urban Grey, Gloss Black or one of the lustrous Liquid Gloss colours – Ice and Diesel.
(please note additional costs apply to all colours, other than white)



Liquid Gloss



Matt Silver



Urban Grey



Liquid Gloss Diesel



Black



LED Downlights x 20
White batten holders to remaining areas including 1 LED blade light to garage



Exhaust Fan
Rapid Response 200



Hot Water System



Reclaim Heat Pump with
Storage Tank

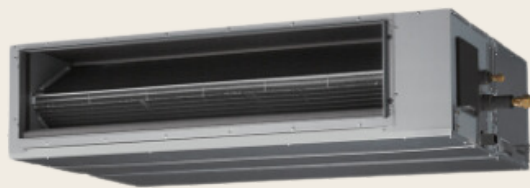


Heating & Cooling

Fujitsu single phase
ducted reverse cycle
split system



Controller



Indoor Unit



Outdoor Unit

Solar Power

Chromagen 5.0kW Solar Power System



Standard residential –
includes tier one solar
panels with a standard
grid inverter.



Homes Built for the Future

PERSONALISED • CONSIDERED • CUSTOM • ENERGY EFFICIENT



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