

## Lot

### Package Price from

 Lot Size

 Bedrooms

 Bathrooms

 Garage

 House Size

\*Photos for illustrative purposes only.

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*See the difference.*

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## CLASSIC SPECIFICATION

### FINISHING TOUCHES: [where indicated on plan]

- Gas ducted heating
- Timber laminate flooring to main living area
- Loop pile carpet to remainder
- Internal wall painting including ceilings
- Light bayonets throughout

### Ceiling Heights: [where indicated on plan]

- 2440mm high ceilings throughout

### FRONT ELEVATION: [where indicated on plan]

- Designer front Facade
- Selection of designer entry door
- Separate lever handle and deadbolt to front entry door

### KITCHEN: [where indicated on plan]

- Stone bench tops
- Entertainer's 1200mm deep island bench with breakfast bar
- 900mm wide stainless steel freestanding stove
- 900mm wide stainless steel rangehood
- Extensive drawers
- Microwave recess with pot drawer below
- Choice of gloss laminate cabinet selections
- Selection of splashback tiling to underside of rangehood
- Pull out bin
- Integrated cutlery drawer
- Designer handles
- Additional storage cupboards to breakfast bar
- Dishwasher recess
- European style 1 & 3/4 bowl stainless steel sink
- European style flick mixer tap to sink

### ENSUITE & BATHROOM: [where indicated on plan]

- Stone benchtops
- European style square above counter vitreous china vanity basins
- European style flickmixer tapware throughout
- Designer mirror
- Semi framed clear glazed shower pivot doors
- Tiled shower bases
- 1800mm high tiling to shower recess
- 1525mm bath
- European style square or round rain head shower
- European style semi wall faced vitreous china toilet suites with soft close seat
- Designer double towel rails
- Toilet roll holder

### LAUNDRY: [where indicated on plan]

- Freestanding 42L stainless steel trough
- European style flickmixer tap to trough
- Floor tiling (including main WC)
- 4 rows of shelving to linen
- Door to laundry or linen cupboard
- External sliding door

### MINOR BEDROOMS: [where indicated on plan]

- Doors to all robe recesses

### STANDARD INCLUSIONS:

- Selection of remote control sectional garage door (3 remotes)
- Shopper door
- 75mm cornice
- 67mm Architraves
- 67mm Skirting
- Robes include shelf and hanging rail
- External light to laundry and outdoor living (if applicable)
- Wall framing 90mm thick stabilized timber frame
- Tiled roof
- Colorbond slotted gutter, fascia and downpipes
- Contemporary wet area tile selections
- Chrome wet area floor wastes
- Soft close doors and drawers
- Lever door handles
- Selection of 1 course face bricks
- Fibre cement infills over windows excluding front elevation
- External wrap to brick veneer walls
- Instantaneous hot water system
- Selection of coloured electrical switch covers
- Single power points
- Digital TV point
- Telephone point
- Hard wired smoke detectors
- Two external garden tap

### NCC - LIVEABLE HOUSING REQUIREMENTS:

- 920mm doors to Habitable Rooms (refer plan for locations)
- Hobless Shower to Ensuite with reflux valve
- Floor Waste to Ensuite
- Cavity Slider - 920mm to Ensuite
- Additional Timber noggings/plyboard to Wet Area's & WC
- Garage slab flush with House Slab

### 7 STAR REQUIREMENTS:

- Solar PV system to all homes (size relative to the base model)
- R2.0 bulk insulation to internal wet area stud walls
- R5.0 ceiling insulation in lieu of R4.1
- R2.5HD to external wall & Int garage in lieu of R2.0
- Double Glazing to all windows and doors excluding Bath, WC, Laundry & Ensuite

### SITWORKS AND SERVICE ALLOWANCES:

- Concrete Pump (standard block)
- Allowance for 300mm rise and fall for site preparation
- Engineers designed class M concrete waffle slab
- Structural engineers site report (standard block) & structural certification for footings
- Site contour survey
- Power connection allowance
- Gas connection allowance
- Sewer connection allowance
- Water connection allowance
- Shire building fees
- Termite treatment

Designer Floorplan Shown. \*All Images and plans depicted are for illustrative purposes only and are subject to change. This work or any part of it may not be reproduced or copied in any form without the prior written consent of Home Group. © Home Group Pty Ltd CDB-U 59667. \*All Prices and specifications shown are subject to change without notice, and are subject to final confirmation upon the terms of any agreement with Home Group at the time of purchase. For full terms and conditions applicable, please see [www.homegroup.com.au/terms](http://www.homegroup.com.au/terms)