

## 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)