

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