



THE ALL INCLUSIVE INVESTOR RANGE

EXTERNAL

- Masterwall or equivalent external elevation with paint finish**
- H2 treated pine roof and wall frames with cavity wall insulation**
- Colorbond skillion roof or 25 degrees pitched roof**
- 55mm Anticon to entire roof
- Colorbond slotted gutters, fascia and downpipes
- 30c ceiling to alfresco and porch**
- Key locked aluminum windows and sliding doors with standard clear glazing and obscure glazing to wet areas
- Flyscreens to all windows and sliding doors
- Painted eaves and meter box
- Remote controlled sectional garage door**
- Choice of coloured concrete or brick pavers to Driveway including crossover, porch and alfresco**
- Plasterboard ceilings to porch and alfresco**
- Two garden taps
- Corinthian front entry door from builders standard range
- Gainsborough trilock entry door furniture in chrome finish

INTERNAL

- 30c ceilings through-out**
- 75mm cove cornice through-out
- Protective corner casing beads to plaster
- Painted ceilings, cornices, door frames, doors, shelving fronts
- Internal wall painting (1 coat sealer 2x coat colour) one colour through-out
- Timber door frames
- Skirting through out excludes wet areas and acitraves around door frames
- Flush panel, hollow core internal doors
- Premium lever door furniture throughout in chrome or black
- Privacy locks to wet area and WC doors.
- Built in robes with shelf and rail**
- Full height sliding mirror robes and linen**
- Builders standard vinyl flooring throughout home to all main living areas
- Builders standard carpets on red underlay to all bedrooms
- Builders standard vertical blinds to all clear glazed windows (excludes wet areas)

KITCHEN

- 900mm stainless steel euro oven
- 900mm stainless steel 5 burner gas hotplate
- 900mm stainless steel / black canopy rangehood
- Double sink with draining board
- Builders standard gooseneck mixer in either chrome or black finish
- 20mm stone bench top with pencil round edge
- from builders standard range. 1 colour allowed to be same as to bathroom, ensuite and Laundry
- Builders standard Polytec laminate to cupboards
- Soft closing laminated doors with ABS edging
- Soft closing set of 4 No. cutlery drawers
- Cabinet makers finger grips to all cupboard doors and drawers
- Dishwasher provision including GPO and cold water tap
- 600mm high tiling around bench top and to underside of canopy rangehood
- Pantry with 4 No. shelves **

ENSUITE & BATHROOM

- 20mm laminate bench top with pencil round edge
- from builders standard range. 1 colour allowed to be same as to kitchen
- Soft closing laminated doors with ABS edging
- Builders standard Polytec laminate to cupboards
- Builders standard inset vitreous china basins
- Builders standard mixer tapware in either chrome or black finish
- Builders standard dual shower head on rail
- Builders standard 1525mm inset acrylic bath to bathroom**
- Back to wall toilet suites
- Hobless showers with reflux valve**
- Clear glazed semi frameless shower screen /pivot doors**
- Tiled floor waste
- Builders standard height tiling to ensuite and bathroom
- Wall and floor tiling from builders standard range. Allowance based on standard tile allowance of \$44m2 / Retail. Size 300mm x 600mm on floor and 300mm x 600mm on wall ceramic tile

LAUNDRY

- Builders standard 45L inset trough and cabinet**
- 20mm laminate bench top with pencil round edge from builders standard range. 1 colour allowed to be same as to kitchen**
- Soft closing laminated doors with ABS edging**
- Builders standard Polytec laminate to cupboards**
- Builders standard gooseneck mixer in chrome
- Builders standard height tiling
- Wall and floor tiling from builders standard range. Allowance based on standard tile allowance of \$44m2 / Retail. Size 300mm x 300mm on floor and 200mm x 400mm on wall ceramic tile
- Tiled floor waste

ELECTRICAL

- 20 LED downlights throughout with either white
- 2 No. TV points
- 1 No data / phone point
- 1 No. double power point per room through out
- Two hard-wired smoke detectors
- 15 Clipsal iconic switchgear throughout. Colour vivid white
- Exhaust fans flued to external air

GENERAL

- Fixed Price Building Contract
- 26 Weeks Defect Liability Warranty
- Indemnity Insurance
- Contour and Feature Survey
- Standard Engineers Detail to A Class Site
- Energy Assessment and Report
- Full set of Working Drawings
- CDC Package and Building Permit Application
- Standard Single House Water Corporation
- Application
- 50-year warranty on Part A & B Termite Treatment
- 10m power run allowance
- 10m sewer run allowance
- 6m water connection allowance
- Full builders house and site cleans
- Standard single house Water Corporation Application
- 50-year warranty on Part A & B termite treatment
- 10m power run allowance
- 10m sewer run allowance (past last connection point)
- 6m water connection allowance
- Full builders house and site cleans

Terms and Conditions Apply

** Only if included in design or unless otherwise noted. The above items are included in The All Inclusive Smart Investor Range. The final price is subject to change and will be subject to energy efficiency ratings, Structural Engineering, BAL Reports and Council Approval. No Allowance for site works above basic service connections have been allowed for in this specification. This is site specific and will be included in a more detailed quote. The Builder reserves the right to substitute products of a similar value when items become obsolete or are unavailable. Changes may occur without notice. The specification is current as of 30.01.2023.

CONTACT US



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