



THE BACKYARD VILLA RANGE

EXTERNAL

- Builders standard Jamies Hardie axon cladding laid vertical
- H2 treated pine roof and wall frames with cavity wall insulation**
- Colorbond 25 degrees pitched 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**
- One garden tap
- Corinthian front entry door from builders standard range
- Gainsborough trade pro entrance lever and double cylinder deadbolt

INTERNAL

- 30c ceilings through-out**
- 75mm cove cornice through-out
- Protective corner casing beads to plaster
- Painted ceilings, cornices, door frames, doors, shelving fronts
- Undercoat painting allowed for internal walls
- Timber door frames with architraves
- 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 through out home to all main living areas and bedrooms

KITCHEN

- 600mm Stainless Steel Euro Oven
- 600mm Stainless Steel Gas Hotplate
- 600mm Stainless Steel Canopy rangehood
- Builders standard 1 & 3/4 bowl sink with drainer
- Builders standard gooseneck mixer in chrome finish
- 20mm laminate bench top with pencil round edge throughout from builders standard essential range
- 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
- 1 row of tiles above bench and to underside of canopy rangehood
- Pantry with 4 No. shelves

ENSUITE & BATHROOM

- 20mm laminate bench top with pencil round edge 750mm wide all in 1 vanity unit with 1 No. tap hole
- Builders standard mixer tapware in chrome
- Builders standard dual shower head on rail
- 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 & bathroom
- 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

LAUNDRY

- Builders standard freestanding 45L cabinet and trough
- Builders standard gooseneck mixer in chrome
- 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

- 10 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
- 10 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 (past last connection point)
- 6m water connection allowance
- Full builders house and site cleans


OPTIONAL PACKAGE EXTRA \$\$

- Internal Wall Painting (1 Coat sealer 2x coat colour) one colour through-out
 - Free standing sandstone letterbox with numbering
 - Slimline wall mounted clothes line
 - 2 No. split system air con units
 - Skirting through out excludes wet areas
 - Builders standard free standing dishwasher
- Price to be advised on Letter of Quote

Terms and Conditions Apply

** Only if included in design or unless otherwise noted. The above items are included in The Backyard Villa 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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