



## The Complete PACKAGE

When you receive the keys to your new home, you'll have a complete home that's ready to move into. That means you can just move and relax without spending your weekends turfing or fencing. No hidden extras or surprises, just a fixed price, turn key package.

### Pre Construction

- HIA fixed price building contract
- 7 year structural warranty
- Drafting and engineering of house plans
- All council and insurance fees
- All building approvals and connection fees
- Engineers soil test/contour survey
- N3 wind classification

### Earthworks and Foundations

- Site scrape with up to 500mm crossfall
- Class M concrete waffle pod slab & footings
- Kordon Termite Treatment (10 year guarantee)

### Internal Features

- 2550mm high ceilings throughout
- 1200mm wide stain grade front entry door
- 60mm Anticon Insulation under roof sheeting
- Splayed architrave and skirtings
- Ceiling fans to all bedrooms and external patio
- Digital TV antenna & telephone point to living areas
- NBN connection including 2 data points
- 3 coats paint to all internal walls and ceilings
- LED downlights throughout
- Double power points throughout
- Vinyl robe sliders to bedrooms
- Overhead shelf incl. hanging rail to robes/W.I.R
- 7.0kW split system air conditioning unit to living areas
- Stainless steel door stops
- Fly screens to all windows and doors

### Floor and Wall Coverings

- 450mm x 450mm ceramic floor tiles throughout house (all living areas, hall ways and wet areas)
- Quality range of carpet to all bedrooms and robes
- Wall tiles to 2000mm in shower, 200mm high over vanity and 450mm high to bath
- Skirting tiles to 200mm high in bathroom, ensuite, laundry and WC's

### Kitchen

- 20mm stone benchtops
- Polytek custom cabinetry
- Choice of Matt, Gloss or Timbergrain Finishes
- Overhead cupboards
- Bulkhead above overhead cupboards
- Pantry with 5 shelves
- Quality hinges and rollers
- BEKO 60cm fan forced oven (5Yr Warranty)
- BEKO 60cm ceramic glass cooktop (5Yr Warranty)
- BEKO 60cm slide-out rangehood (5Yr Warranty)
- BEKO dishwasher (5Yr Warranty)
- Water efficient tapware incl. chrome sink mixers and stainless steel 1 & 1/2 sink

### Bathroom, Ensuite and WC

- Contemporary range of toilet suites, basins, tapware and fittings
- Custom vanities with 20mm stone benchtops

### External Features

- Render to front facade and 1m returns (facade dependent)
- FC infills over windows and doors to side elevations
- Colorbond roof, fascia and gutters
- 2 coats paint to all external walls and soffits
- 2 external taps
- Panel lift garage door inc 2 remote controls
- 315 Ltr electric hot water system (2 year warranty)

### Turn Key Items

- Up to 50m2 external concrete to driveway & entry
- Landscaping—200m2 of "A" grade Couch to front/sides/rear of block, 8m2 front garden and drainage gravel to narrow side of house
- Exposed aggregate patio
- Rendered brick letterbox
- Digital TV ready antenna
- Vertical blinds to all windows and doors (excluding wet areas)
- Dishwasher
- Ceiling fans to all bedrooms
- 7.0kW split system air-conditioner

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