



THE IMPERIAL RETRO



Affordable Living
HOMES



Why choose Affordable Living Homes to build your dream home?

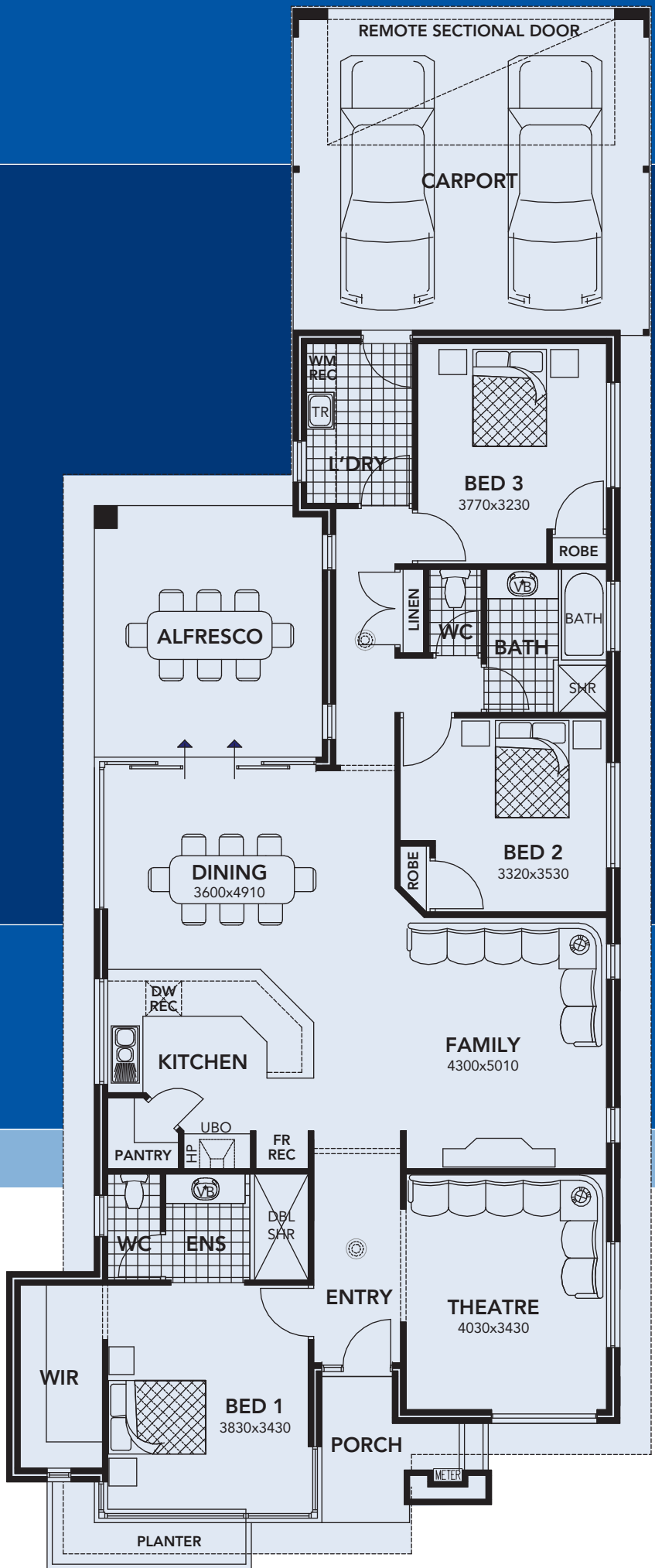
- Stylish homes at affordable prices.
- House and Land Packages available to over 50 suburbs.
- In-house finance available with no deposit loans.
- Privately owned West Australian company.
- Wealth of building experience.
- Personalised service to ensure building your new home is a pleasurable experience.
- Over 30 years of European craftsmanship.
- Talk to our building and finance specialists now.

Display open Saturday 1-5pm,
 Sunday 12-5pm, Monday &
 Wednesday 2-5pm or by
 appointment

THE IMPERIAL RETRO

ELMRIDGE PARKWAY
 ELLENBROOK

Plan illustrated contains optional features. All sizes are approximate only. © Affordable Living Homes, reproduction of this design in part or full will result in prosecution. Optional elevations and photos are for illustrational purposes only.



10490

SPECIFICATIONS

CONSTRUCTION

- Your choice of: 2c Face Brickwork or 1c Standard Face Brickwork.
- Your choice of Colorbond or Tiled Roof (Shingle tile also standard).
- 25° Roof Pitch (Standard).
- Brick Paved Path from your driveway to your front door (up to 5m²).
- Brick Paved driveway up to 6m long, Porch & Alfresco (if applicable).
- Aluminium Powder coated Windows & Sliding Doors.
- Flyscreens to all windows and sliding doors.
- Double Power Points throughout (not single).
- Double clay brick construction.
- 25 years structural guarantee.
- 6 month maintenance period.
- Gas Heating Point to family.
- Storm slotted overflow gutters.
- R3.0 Insulation Batts (not blow in).
- Engineer approved D10 steel reinforced concrete slab.
- Metal corner plaster beads to trafficable areas.
- Hardiflex Lining to all external ceilings & carport/garage.
- Floor & wall ceramic tiling allowances \$38.50m² retail inc GST (200 x 200mm).
- Full painting excluding internal walls.
- Electrical safety switches.
- Mains powered smoke detectors.
- Garden taps x 2 of.
- Flush panel doors internally.
- Internal door furniture Gainsborough Contractor or Terrace Series.
- Duracote Tempered Solicore Door - Garage/ Carport into home (if applicable).

- Natural Grey grano hardstand to garage or carport.
- Timber front entry door frame.
- Gainsborough Terrace entrance set & double cylinder security deadbolt.
- Main entry door(s) Vaucluse range.
- Clear Glazed Entry Sidelite (if applicable).
- White melamine shelf to robes with chrome hanging rod.

ENSUITE / BATHROOM

- Hand held shower to the Ensuite.
- White China Basins (not plastic).
- White China concealed toilet pan & white china cistern (not plastic).
- 2m High Tiling to Showers (not 1.8m)
- Postformed laminated bench tops.
- Standard shower rose to bathroom.
- Clear glass panel & rod or rod only to shower recess – refer to plan.
- Framed mirrors.
- Skirting tiles to walls included to ensuite and bathroom.
- Floor tiling included to ensuite and bathroom.
- Caroma Verona bath.
- Obscure glass to bathroom, ensuite and wc windows.
- Tony Alder Star Series Tapware & Accessories.
- Coloured melamine doors with handles to all cabinets.

KITCHEN

- Designer Stainless Steel Sink 1 ½ bowl with Basket Wastes.
- European Stainless Steel Gas Hot Plate & Electric Oven.
- Chrome flick mixer to kitchen sink.

- Postformed laminated bench tops (square edged to curves & ends).
- Coloured melamine doors with handles to all cabinets.
- 1 row wall tiling above bench top.

LAUNDRY

- Large 160Litre Gas Storage Hot water system, not 130Litre (5 star rating).
- 45L Stainless steel trough & white metal cabinet (not plastic).
- 2 x rows of tiling above trough.
- Skirting tiles to walls included to laundry.
- Automatic washing machine taps.

CONTRACT

- HIA lump sum fixed price building contract.
- Indemnity insurance.
- Public liability, contract works & workers compensation insurance.
- Standard water authority & Shire . building fees.
- Superior service & quality.

DISPLAY SPECIFICATIONS

- Elevation as displayed.
- Laundry & WC floor tiling.
- Dishwasher recess & tap.
- Canopy rangehood and extra tiling to kitchen as displayed.
- Frame door and shelving (x4) to linen.
- Double shower to ensuite.
- Frame doors to all built in robes.
- Double carport with sectional door & 3 remotes
- Brick piers to carport as displayed.



Double power points throughout (not single)

Hand held shower to ensuite

European stainless steel gas hot plate and electric oven

China basins, toilet pan and cisterns (not plastic)

Your choice of either 1 course or 2 course face brickwork

Your choice of Colorbond or tiled roofing with 25° roof pitch

Large 160 litre gas hot water system (5 star rating)

Aluminium powder coated doors & windows frames including flyscreens

affordableliving.com.au

33 Motivation Drive Wangara Western Australia 6065
Telephone 08 9302 4920 Facsimile 08 9302 6093



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Exclusions: Tiling to external floor areas and main living areas, landscaping, reticulation, fencing, site costs, floor coverings, window treatments, supply & installation of light fittings, additional display light points, internal wall painting, decorator tiles, crossover or additional brick paving, feature painting, retaining walls, tinted glass, clear glazing to wet area windows, stormwater, gates, furniture, paintings & decorator items, dishwasher, microwave, ceramic tiles over PC allowance & coastal conditions, security system and airconditioning. HALPD Pty Ltd ABN 41 106 561 924 trading as Affordable Living Homes. Photos for illustration purposes only and subject to change. All selections shall be made from the builders nominated product ranges.