

Premier Specification



Stone benchtops (not laminate), rangehood and tiled splashback to kitchen



Clear glazed screen doors to bathroom & ensuite (not rod and rail)



Tiling to laundry & WC (not vinyl)



Gas boosted instantaneous 6 star hot water system (not storage system)



5mm Armani internally glazed windows for safety & security (not 3mm external glazed)



Frame, door & shelving to all minor bedroom robes & linen cupboard (not a recess)*



Gyprock ceilings to alfresco finished with cornice (not hardiflex)*



NBN ready communication package



Stone benchtops to bathroom & ensuite (not laminate)*



Advanced LED downlights throughout (not bayonets)*



Soft closing cabinet doors and drawers to kitchen, ensuite & bathroom



Upgraded 8mm galvanised lintels above all openings (industry standard 6mm)

CONSTRUCTION

- 2c face brickwork
- Premium sheet metal roof cover
- 25 degree roof pitch (Standard)
- Up to 6 metres of brickpaved driveway and path with grano hardstand to carport/garage
- Armani aluminium powder coated windows and sliding doors
- Flyscreens to all opening windows and sliding doors
- Double power points throughout (not single)*
- NBN ready communication package, inclusive of 1 data point, 1 TV point and 1 phone point
- Double clay brick construction
- 25 years structural guarantee
- 6 month maintenance period
- Storm slotted overflow gutters
- R4.0 Insulation Batts (not blow in)
- Engineer approved D10 steel reinforced concrete slab
- Gyrock to external ceilings including garage or where noted*
- Wall and floor ceramic tile allowance of \$38.50 inc. GST to bathroom and ensuite (where applicable).
- Full painting excluding internal walls
- Electrical safety switches
- Mains powered smoke detectors
- 2 garden taps
- Flush panel doors internally
- Delf internal door furniture Estilo levers or Casa Knobset
- Weather resistant solid core door to garage (if applicable)
- Timber front door entry frame
- Delf Valcencia entrance set and double cylinder security deadbolt
- Main entry door(s) Hume Vaucluse range

- Clear glazed entry sidelite (if applicable)
- White melamine shelf to robes with chrome hanging rod

ENSUITE / BATHROOM

- Hand held shower rose to ensuite and bathroom
- White china basins (not plastic)
- White china concealed toilet pan and white china cistern (not plastic)
- 2m high tiling to showers (not 1.8m)
- Stone bench tops from builders standard range*
- Clear glazed door to showers in ensuite and bathroom*
- Full width framed mirrors to bathroom & ensuite
- Skirting tiles to walls included to ensuite and bathroom
- Floor tiling included to ensuite and bathroom
- Seima 1525 bath or similar
- Mixer taps to Basins, Shower and Bath from Alder Flex Series in Chrome
- Coloured melamine doors with handles to all cabinets

KITCHEN

- Stone bench tops from builders standard range*
- 1 row wall tiling above benchtop
- Gooseneck Mixer tap to Sink from Alder Flex Series in Chrome
- Stainless steel sink 1 1/2 bowl with basket wastes
- European inspired stainless steel gas hot plate, electric oven and rangehood
- Coloured melamine doors with handles to all cabinets
- Soft closing bank of 4 drawers and cupboard doors

LAUNDRY

- Instantaneous 6 STAR hot water system.
- Floor tiling to laundry & WC*
- 45 L stainless steel trough and white metal cabinet (not plastic)
- 2 rows of tiling above trough
- Skirting tiles to walls included to laundry
- Mixer tap to Trough from Alder Star Series in Chrome
- Automatic Washing Machine taps from Alder Akita Series in Chrome

CONTRACT

- Home building works lump sum fixed price building contract
- Indemnity insurance
- Public liability, contract works and workers compensation insurance
- Standard Water Authority and Shire building fees
- Stormwater disposal to meet minimum Shire requirements
- Superior service and quality

DISPLAY

- Stylish front elevation as displayed.
- Feature aluminium glazed front door as displayed
- 31c ceilings throughout including alfresco and garage.
- Stone benchtops to kitchen, ensuite, bathroom, laundry and powder room.
- Luxury ensuite with double vanities and free standing bath.
- Whitekote sliding doors to bedrooms 2, 3 and 4 robes. Inc line recess
- Chef inspired kitchen with designer stainless steel appliances.
- Bi-fold window to kitchen.



THE VILLA

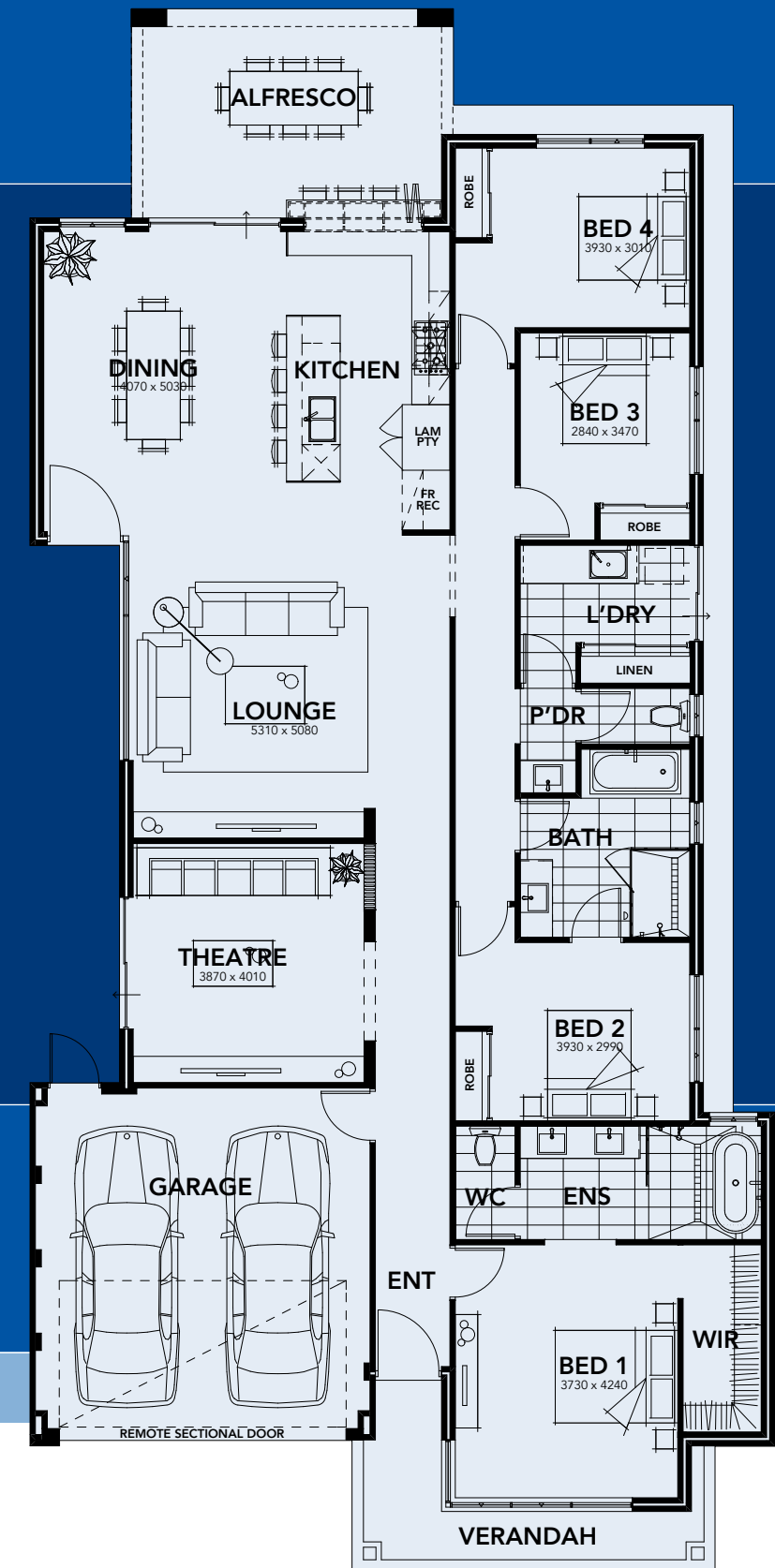
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Exclusions: Tiling to external floor areas and main living areas, landscaping, reticulation, fencing, gates, site costs, floor coverings, window treatments, supply & installation of light fittings, additional display light points, internal wall painting, decorator tiles, crossover or additional brick paving, feature painting, retaining walls, tinted glass, clear glazing to wet area windows, 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 builders licence number 11914. All selections shall be made from the builders nominated product ranges. Photos for illustration purpose only. Specifications correct at time of publication and subject to change at any time. *excluding Province range.



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THE VILLA

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

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