

# PREMIER SPECIFICATION



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



Pivot shower 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) \*



Aquachek 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
- Bluescope COLORBOND 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
- Aquachek 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
- Internal door furniture Gainsborough Instyle levers or Terrace Series
- Weather resistant solicore door to garage (if applicable)
- Timber front door entry frame
- Gainsborough terrace 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\*
- Pivot 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
- Alder Tapware Akita Series Tapware and accessories
- Coloured melamine doors with handles to all cabinets

## KITCHEN

- Stone bench tops from builders standard range\*
- 1 row wall tiling above benchtop
- Chrome flickmixer to kitchen sink
- Stainless steel sink 1 1/2 bowl with basket wastes
- European inspired stainless steel gas hot plate and electric oven
- 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
- Automatic washing machine taps from the Alder Tapware Akita Series

## 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

- Front elevation as displayed
- 31c ceilings to entry, family, dining, kitchen, scullery, activity, beds 2,3 & 4, laundry, WC, bathroom, rear hallway & alfresco
- 35c ceilings to bed 1 & dressing room
- 29c dropped bulkhead to kitchen
- 900 wide designer range hood to kitchen
- 900 wide stainless steel hotplate & 600 wide stainless steel oven
- Laminated overhead cupboards to kitchen splashback and fridge recess
- Stone benchtops with waterfall ends to kitchen from builders standard range
- Laminated pantry to scullery
- Stone benchtops to scullery & servery from builders standard range
- Dishwasher recess & tap to scullery
- Sliding doors to robes in beds 2, 3 & 4 as displayed
- Laminated linen cupboard to laundry
- Inset trough to laundry cabinets as displayed
- Laundry & WC floor tiling from builders standard range
- Garage door as displayed with 3 remoted from builders standard range



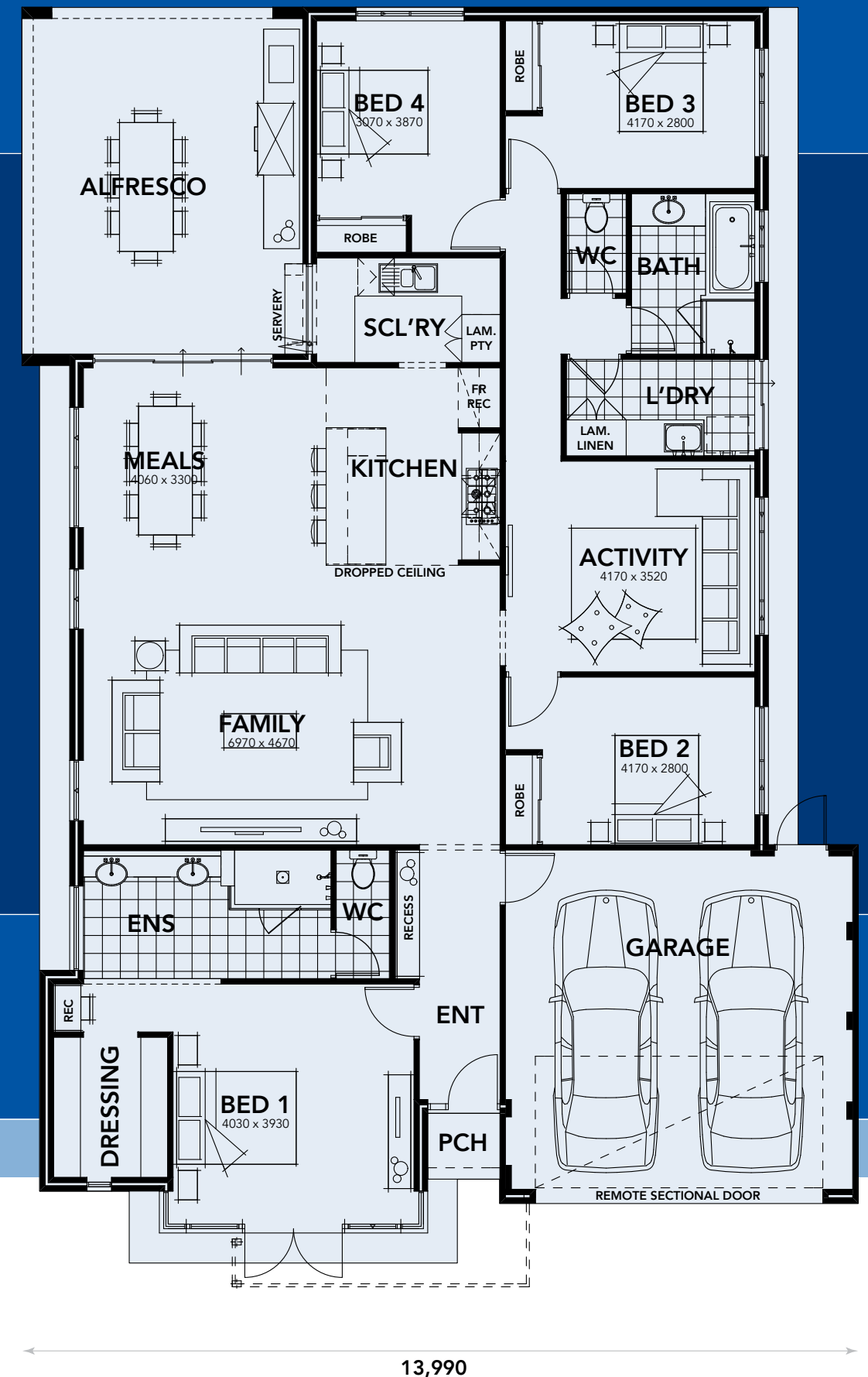
# THE DOWNTOWN GRAND

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