

IDEAL HOMES **DISPLAY SERIES**

# THE AVANTI



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ideal homes



## DISPLAY SERIES

Elegance and space combined in one package. . .  
The Avanti demonstrates a level of sophistication and space rarely seen in this market.

From the luxurious spa in the ensuite through to the separate activity room for the children, this home caters for all members of the family.

It's the little things that make all the difference in a new home and the Avanti ticks all the boxes with a huge linen cupboard, walk-in-robe to the main bedroom and a very handy store room in the garage.

Add to this the magnificent entertaining areas with a separate theatre and open plan kitchen/family area leading to the large alfresco and the Avanti is a home that any family would be proud to own.

## THE AVANTI

Total area 273.78m<sup>2</sup>

The Avanti inclusions:

- Front elevation with face brick blade wall
- 30c ceilings throughout
- 38c ceiling to home theatre
- JST grey glazed front door and sidelight
- Luxurious ensuite with oval spa bath
- Enclosed double garage with 27c ceiling and store
- Entertainers alfresco with 27c Aquacheck ceiling
- Fully equipped kitchen with stone bench tops and oven stack



Brought to you by one of the most established home building companies in Western Australia, Ideal Homes is Perth's most exciting new home builder. With almost 40 years experience building the dreams of Western Australian families and a reputation built on consistently delivering stylish and quality homes with excellent value, Ideal Homes is backed by an exceptional team.



**Areas**

House	212.61m <sup>2</sup>
Garage/St	39.65m <sup>2</sup>
Alfresco	19.39m <sup>2</sup>
Porch	2.11m <sup>2</sup>
<b>Total</b>	<b>273.78m<sup>2</sup></b>



# SPECIFICATIONS

## CONSTRUCTION

- 2c face brickwork from builders standard range
- Colorbond roof with whirly bird & eave vents from builders standard range
- Clay tiled roof from builders standard range
- 25 degree roof pitch
- H2 treated timber to roof structure
- Brick paved driveway up to 6m long, 1m wide driveway path, porch/verandah & alfresco (if applicable) from builders standard range
- PVC retic pipe under driveway
- Aluminium powdercoated windows & sliding doors including flyscreens
- 5mm glazing to all windows & sliding doors
- Double power points throughout
- Double clay brick construction
- 25 year structural guarantee
- 4 month maintenance period
- Storm slotted overflow gutters
- R4.1 insulation batts (not blow in)
- Engineer approved D10 steel reinforced concrete slab
- Metal corner plaster beads to main living trafficable areas
- Fibre cement lining to all external ceilings & garage
- Full painting excluding internal walls
- Electrical safety switches
- Mains powered smoke detectors
- Garden taps x 2

- Flush panel doors internally
- Gainsborough Instyle lever series internal door furniture
- Duracote tempered hardboard door to garage
- Natural grey grano hardstand to garage
- Timber front entry door frame
- Gainsborough terrace entrance set & single cylinder deadlock to front entry door
- White melamine shelf to robes with chrome hanging rod
- Doors to robes in beds 2, 3 & 4
- Double enclosed garage with auto sectional door (3 controllers)
- Communications package including telephone, TV and data point (National Broadband Network ready)

## ENSUITE/BATHROOM

- Hand held shower rose with rail to ensuite/bathroom showers
- Clear glazed pivot door & panel to the shower in bathroom & ensuite
- Stylish white vitreous china basins to bathroom & ensuite
- White china toilet suite from builders standard range
- White 1500mm bath from builders standard range
- 2m high tiling to shower from builders display boards
- Post formed or square edge laminated bench tops (square edge to curve & ends)
- Coloured melamine doors with ABS edging & architectural handles
- Skirting tiles to walls from builders display boards

- Floor tiling included to ensuite/bathroom from builders display boards
- Obscure glass to wet area windows
- Alder Akita series tapware
- Flumed Exhaust fan with Draft Stopper (flumed to open air) to Ensuite and WC's
- Privacy latch x 2
- Chrome floor wastes

## KITCHEN

- 20mm granite or engineered stone bench tops from builders standard range
- Stainless steel double bowl sink with internal drainer from builders standard range
- 900mm stainless steel gas hot plate (5 burner)
- 900mm stainless steel canopy rangehood (flumed) with tiled splashback
- 900mm stainless steel electric oven
- Chrome flickmixer to kitchen sink from builders standard range
- Soft closing drawers
- Coloured melamine doors with ABS edging & architectural handles
- 1 x row wall tiling above bench top from builders display boards

## LAUNDRY

- 160L 5-star rated storage hot water system
- 45L stainless steel trough & white cabinet
- 2 x rows of tiling above trough from builders display boards

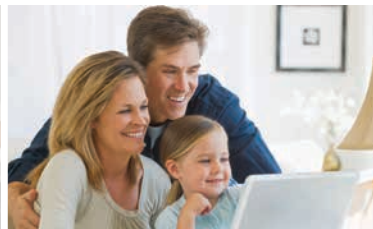
- Floor tiling included to laundry/WC from builders display boards
- Automatic washing machine taps
- Chrome floor waste

## CONTRACT

- HIA lump sum fixed price building contract
- Indemnity insurance
- Public liability, workers compensation & contract works insurance
- Water authority standard fees
- Standard shire & building application fees

## DISPLAY SPECIFICATIONS

- Front elevation with face brick feature, as displayed
- 30c ceiling throughout, 27c ceiling to Porch & Garage
- 27c Aquacheck ceiling to Alfresco
- 38c ceiling to Home Theatre
- JST grey glazed front door and sidelight
- Kids dedicated activity room with viewing window
- Laminated cupboards with 45lt stainless inset trough to laundry
- Three panel vinyl sliding linen cupboard
- Double vanity to ensuite
- Stylus 1700m spa bath with pump to ensuite
- Double shower including twin rose & tap sets
- Oven stack with microwave recess and pot drawer
- Dishwasher recess, tap and single GPO
- Semi recess vanity to bathroom
- Store to garage



2 / 45 Motivation Drive Wangara WA 6065  
T 08 6200 2022 F 08 6200 2033  
info@idealthomes.com.au

idealthomes.com.au



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