CONSTRUCTION
- 2c face brickwork from builders standard range
- Colorbond roof with whirly bird & eaves 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 1m long with wide driveway path, path curvings & 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
- 6 month maintenance period
- Storm slatted overflow gutters
- R1.5 insulation batts (hot blow in)
- Engineer approved Defender steel reinforced concrete slab
- Metal corner plaster beads to main living trafficable areas
- Fibre cements long to all external ceilings & garage
- Full painting excluding internal walls
- Electrical safety switches
- Mains powered smoke detectors
- Garden taps x 2

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

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 in bathroom & ensuite
- White china toilet suite from builders standard range
- White 1600mm 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
- Flushed 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 (3 burner)
- 900mm stainless steel canopy rangehood (flumed) with flood 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
- Stainless steel double bowl
- Chrome floor wastes
- 1 x row wall tiling above bench top from builders display boards
- 3 x row wall tiling above benches from builders display boards
- Oven stack with microwave exhaust & got drawer
- Dishwasher recess, tap and single GPO
- Sink recess vanity to bathroom
- Store to garage

DISPLAY SPECIFICATIONS
- Front elevation with face brick feature, as displayed
- 35c 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 45L stainless steel inbuilt to laundry
- Three panel vinyl sliding linen cupboard
- Double vanity to ensuite
- Stylus 1700mm spa bath with pump to ensuite
- Double shower including twin rose & tap sets
- Oven stack with microwave exhaust & got drawer
- Dishwasher recess, tap and single GPO
- Sink recess vanity to bathroom
- Store to garage

CONTRACT
- 10k lump sum fixed price building contract
- Indemnity insurance
- Public liability, workers compensation & contract works insurance
- Water authority standard fees
- Standard shire & building application fees

THE AVANTI

IDEAL HOMES DISPLAY SERIES
DISPLAY SERIES

THE AVANTI

Total area 273.78m²

The Avanti demonstrates a level of sophistication and space rarely seen in this market.

Elegance and space combined in one package...

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 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

Areas

- House: 212.61m²
- Garage/Store: 39.65m²
- Alfresco: 19.39m²
- Porch: 2.11m²
- Total: 273.78m²