Areas
House 175.60m²
Garage 35.27m²
Alfresco 17.50m²
Total 228.37m²
SPECIFICATIONS

CONSTRUCTION
• 2c face brickwork from builders standard range
• Colorbond or tiled roof from builders standard range
• 25 degree roof pitch
• Brick paved driveway up to 6m long, porch and alfresco (if applicable)
• 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
• R3.0 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 and garage
• Full painting excluding internal walls
• Electrical safety switches
• Mains powered smoke detectors
• Garden taps x 2
• Flush panel doors internally

ENSUITE/BATHROOM
• Hand held shower rose with rail to ensuite/ bathroom showers
• Clear glazed pivot door & panel to the shower in bathroom and 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 and ends)

KITCHEN
• 20mm Granite or engineered stone benchtops 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

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
• Skirting tiles to wall included 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 and building application fees