### Areas

<table>
<thead>
<tr>
<th>Area</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>House</td>
<td>139.96m²</td>
</tr>
<tr>
<td>Garage</td>
<td>35.34m²</td>
</tr>
<tr>
<td>Alfresco</td>
<td>13.29m²</td>
</tr>
<tr>
<td>Porch</td>
<td>2.96m²</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>191.56m²</strong></td>
</tr>
</tbody>
</table>

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**THE CENTRO**


ideal homes
the building centre
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
• 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)
• Coloured melamine doors with ABS edging and architectural handles
• Full framed vanity length mirrors to bathroom and ensuite
• Skirting tiles to walls from builders display boards
• Floor tiling included to ensuite/bathroom from builders display boards
• Obscure glass to wet area windows
• Stylish white vitreous china basins to 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 and ends)
• 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

ENSUITE/BATHROOM

• Hand held shower rose with rail to ensuite/ bathroom showers
• Clear glazed pivot door & panel to the shower in bathroom and ensuite
• Soft closing drawers

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 tiled washing machine taps

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

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

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