

SPECIFICATIONS

CONSTRUCTION

- 2c face brickwork from builders standard range
- Colorbond roof with whirly bird & eave vents from builders standard range
- Clay or concrete 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
- R4.0 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 & 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
- Full framed vanity length mirrors to bathroom & 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
- Alder Akita series tapware
- Flumed exhaust fan to ensuite with draft stopper (flumed to open air)
- 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 limestone detail feature wall, as displayed
- 30c ceiling throughout, 27c ceiling to Porch & Garage
- 27c Aquacheck ceiling to Alfresco
- 37c 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
- Two panel vinyl sliding linen cupboard
- Double semi recessed vanity to ensuite
- Vanity basin with laminated cupboards to powder room
- Dishwasher recess, tap and single GPO
- Store to garage

IDEAL HOMES DISPLAY SERIES

THE PALAZZO



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DISPLAY SERIES

The Palazzo is a beautiful home with four large bedrooms and two bathrooms specifically designed with the growing family in mind at an Ideal price.

The main bedroom has been cleverly situated with its own hallway at the front of the home and includes an opulent ensuite and huge walk-in-robe that provides both privacy and abundant space.

The magnificent kitchen with a large island stone bench top overlooks the expansive meals and family area and opens out to a generous alfresco - the ideal place to entertain family and friends.

The separate area at the rear of the home for children includes three large bedrooms and their own separate activity room and bathroom that provides them the space to call their own.

THE PALAZZO

Total area 283.82m²

- The Palazzo inclusions:
- Feature front elevation with limestone detail blade wall
 - 30c ceilings throughout
 - Fully equipped kitchen with stone bench tops and large pantry
 - 37c ceiling to Home Theatre
 - Entertainers Alfresco with 27c Aquacheck ceiling
 - Large master bed with feature Ensuite and huge WIR
 - Enclosed Double Garage with 27c high ceilings and Store
 - Semi recessed basin with vanity to WC



Areas	
House	225.25m ²
Garage	35.08m ²
Alfresco	17.77m ²
Store	4.40m ²
Portico	1.30m ²
Total	283.82m ²