Areas
House  204.32m²
Garage  35.31m²
Alfresco  17.44m²
Verandah  3.41m²
Total  260.54m²

THE EMPIRE

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SPECIFICATIONS

CONSTRUCTION
• 2c Face Brickwork from builders standard range
• Colorbond Roof with Whirly Bird and Eave Vents from builders standard range
• Clay Tiled Roof from builders standard range
• 25 degree Roof Pitch
• Termite Treatments and Certificate
• H2 Treated Timber to Roof Structure
• Stormwater Disposal (Soakwells) to meet shire requirements
• Brick Paved driveway up to 6m long, 1m wide Driveway Path, Porch/Verandah and Alfresco (if applicable) from builders standard range
• PVC Retic Pipe under Driveway
• Aluminium Powdercoated Windows & Sliding Doors including flyscreens
• 5mm Glazing to all windows and sliding doors
• Double Power Points throughout
• Double clay brick construction from builders standard range
• 25 year structural guarantee
• 4 month maintenance period
• Storm slotted overflow gutters
• R4.0 Insulation batts from builders standard range
• 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
• Communications Package including Telephone, TV and Data point (National Broadband Network ready)
• 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
• Main entry door from Hume Vaucluse Range
• Clear Glazed Entry Sidelite (if applicable)
• Doors to robes in minor bedrooms
• Double garage enclosed with sectional door (3 controllers)
• White melamine shelf to robes with chrome hanging rod

ENSUITE/BATHROOM/WC
• Alder hand held shower with rail from builders standard range
• 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
• Square edge or postform laminated bench tops
• Coloured melamine doors with ABS edging and architectural handles
• Clear glass pivot door & panel to shower recess
• Fully 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
• 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 inset bowl with internal drainer from builders standard range
• 900mm Stainless Steel Gas Hot plate (5 burner) & Electric Oven from builders standard range

LAUNDRY
• 160lt Gas Storage Hot Water System (5 Star) from builders standard range
• 45L Stainless steel trough & white cabinet from builders standard range
• 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
• Door to laundry
• 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