

Areas

House	204.32m ²
Garage	35.31m ²
Alfresco	17.44m ²
Verandah	3.41m ²
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 Vacluse 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

- 900mm Stainless Steel Rangehood (flumed to open air) with tiled splashback
- Chrome Flickmixer to kitchen sink from builders standard range
- Coloured melamine doors with ABS edging and architectural handles
- 1 x row wall tiling above bench top from builders display boards
- Soft closing drawers

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

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