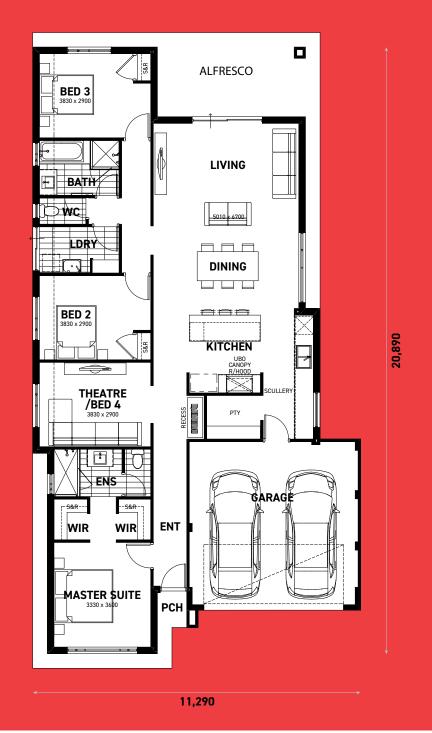
# Areas

Total	199.34m <sup>2</sup>
Porch	1.45m <sup>2</sup>
Alfresco	12.24m <sup>2</sup>
Garage	34.40m <sup>2</sup>
House	152.25m <sup>2</sup>



# THE HIGHCLERE

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# **STANDARD SPECIFICATION**



20mm Stone benchtops (not laminate), rangehood and tiled splashback to kitchen

Pivot shower screen doors to bathroom & ensuite (not rod and rail)

900mm stainless steel oven, hotplate and rangehood











5mm Armani internally glazed windows for safety & security (not 3mm external glazed)

Frame, door & shelving to all minor bedroom robes & linen cupboard (not a recess) \*

Energy Saving LED downlights throughout (not bayonets)



hroughout (not bayonets)



KITCHEN

20mm Stone benchtops to bathroom & ensuite (not laminate)

Lockwood Linear Secure Entrance Set\_

Upgraded soft closing cabinet doors and drawers to kitchen, ensuite & bathroom

Upgraded 8mm galvanised lintels above all openings (industry standard 6mm)

### CONSTRUCTION

- · 2c Face Brickwork from builders
- standard range
- Colorbond Roof
- Full painting excluding internal walls
- · 25 degree Roof Pitch
- Termite Treatments and Certificate
- · H2 Treated Timber to Roof Structure
- Brick Paved driveway up to 6m long,1m wide Driveway Path, Porch/Verandah and Alfresco (if applicable) from builders standard range
- Acrylic Texture Render to the Front Elevation
  (only) in two colours
- PVC Retic Pipe under Driveway
- Aluminium Powdercoated Windows & Sliding Doors including flyscreens
- $\cdot$   $\,$  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
- 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
- Float and Set to all internal walls
- Flickmixer taps throughout (excluding washing machine taps)
- 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
- · Lockwood internal door handles throughout

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\*Photos are for illustrative purposes only

Lockwood Linear Secure Entrance set

- Lockwood Entrance set to garage
- access door
- · Duracote tempered hardboard door to Garage
- Natural Grey grano hardstand to Garage
- Timber front entry door frame
- Main entry door from Hume Vaucluse Range
- · Soft Closers to all cupboards and drawers
- 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**

- Hand held shower with rail from builders standard range
- · Stylish White Vitreous China Basins
- White China Toilet suite from builders standard range
- White 1525mm Bath from builders standard range
- 2m High tiling to shower from builders standard range
- 20mm Engineered Stone Bench Tops from builders standard range
- Coloured laminate cupboard doors with ABS edging and architectural handles
- Clear glass pivot door & panel to shower recess
- Fully framed vanity length mirrors
- Skirting tiles to walls (1 row) from builders standard range
- Floor tiling included to Ensuite / Bathroom from builders standard range
- · Mitred tiling to wet areas
- Obscure glass to external wet area windows
- Flumed Exhaust fan with Draft Stopper (flumed to open air) to Ensuite, Bathroom and WC's
- Privacy Latch x 3

## Stainless Steel Double inset bowl from builders standard range

 900mm Stainless Steel Gas Hot plate (5 burner) & Electric Oven from builders standard range

builders standard range

 900mm Stainless Steel Rangehood (flumed to open air) with tiled splashback

20mm Engineered Stone Bench Tops from

- Chrome Flickmixer to kitchen sink from builders standard range
- Dishwasher Recess with a cold tap & single GPO
  Coloured laminate cupboard doors with ABS
- edging and architectural handles
- 1 x row wall tiling above bench top from builders standard range

#### LAUNDRY

- Gas Continuous Flow Water Heater (6 Star) from builders standard range
- 45L Stainless steel trough & white cabinet from builders standard range
- 2 x rows of tiling above trough from builders standard range
- Floor Tiling included to Laundry / WC from builders standard range
- Automatic Washing machine taps
- Door to laundry (if applicable)
- · Chrome floor wastes

#### CONTRACT

- Fixed price building contract
- Indemnity Insurance

requirements

- Public Liability, workers compensation & contract works insurance
- · Water Authority Standard Fees
- Standard Shire and Building Application Fees
- Stormwater Disposal to meet shire

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