

## YOU CAN TRUST YOUR LOCAL BUILDER

- WA's most awarded regional builder
- We use a HIA Fixed Price Contract
- We include Housing Indemnity Insurance
- We give you a 6 month maintenance warranty
- We give you a lifetime structural guarantee
- We give you an obligation free site inspection
- We can provide an independent finance consultant
- We are a wholly WA owned builder
- We use local suppliers and tradespersons
- We employ local staff
- We have locally operated and controlled offices
- Builders of the Regional Telethon Home

## KITCHEN INCLUSIONS

- Stainless steel 600mm wide gas cooktop with electronic ignition
- Flumed ceiling exhaust fan above the cooktop
- Stainless steel 600mm wide multi-function electric oven
- Double bowl stainless steel sink
- Chrome flickmixer tap to sink
- Breakfast bar overhang to island bench as per plan
- Soft close runners to bank of four drawers
- White lined interiors to cupboards
- Post-formed or square-formed edge to laminated benchtops
- ABS (won't peel) edging to all cabinet doors
- 'C' handles to cupboard doors and draw fronts
- Extensive choice of laminate finishes
- Pantry with white melamine shelves
- Wide range of quality ceramic wall tiles

## ENSUITE AND BATHROOM INCLUSIONS

- 5 star rated 160ltr gas storage hot water system
- Hot water tempering valve to prevent scalding
- Extensive choice of laminate finishes
- White lined interiors to cupboards
- Post-formed or square-formed edge to laminated benchtops
- 'C' handles to cupboard doors and draw fronts
- Tiled hob to vanity cupboard
- Fully framed pivot door screen to Ensuite shower
- White vitreous china vanity basins
- Dual flush vitreous china toilet pan and cistern (4 Star WELS Rated)
- Fully framed 900mm wide mirrors to the vanity
- Shower wall tiling to 2m high
- Ceramic soap dish to showers
- Chrome double towel rails
- AAA rated Invigra shower roses
- Choice of quality tapware with chrome finish
- Floor tiling to ensuite, bathroom, laundry and toilets
- Quality accessories to ensuite, bathroom and toilets

## INTERNAL INCLUSIONS

- Bedroom robe doors as per plan
- Chrome floor wastes to all wet areas
- Wide range of quality ceramic wall and floor tiles
- Automatic washing machine taps
- 45ltr stainless steel sud-saver laundry trough with storage cabinet
- Metal corner protection beads to internal plastered walls
- R3.0 batt ceiling insulation
- White melamine shelving to robes and linens

- Gas heating point
- Stylish Lever series internal door handles
- Privacy latch to ensuite, bathroom and toilet
- Telephone point
- Television point
- Light points to all rooms and passages
- Double power points throughout
- Hard wired smoke detectors
- Electrical safety switches

## EXTERNAL INCLUSIONS

- A survey of your site
- An Engineer's site report
- The cost of drawing your plans
- Building licence and Water Corporation fees
- Disposal of the building waste from your site
- All site cleans
- Connection of temporary site power
- Provision of temporary chemical toilet to site
- Termite treatment of floor slab
- Engineer designed concrete floor slab
- Clay pavers to verandah, porch, porticos and alfresco areas
- Clay pavers to 6m long driveway
- Choice of 2c face bricks
- Double clay brick construction with choice of Austral and Midland bricks from Builder's Range
- Cream mortar with choice of raked, rolled or flush joints
- Flyscreens to aluminium windows and sliding doors
- Keyed lock fitted as standard to aluminium sliding windows
- Anti-lift sash for added security to aluminium sliding windows
- Double deadlock security handle standard to aluminium sliding doors
- Timber entrance frame
- Corinthian entry door routed on one face
- Gainsborough entrance lockset to entry doors
- BHP Colorbond® roof cover or tiled roof (Builder's Standard Range)
- 25° roof pitch
- Timber roof frame built to Australian standards
- Double Garage (where shown) with flush lined ceiling, grano hardstand and remote control Colorbond sectional door from Builder's range
- Hardiflex lining to eaves and any porch, verandah or alfresco
- Slotted zinalume gutters
- A light point outside external doors
- 10m allowance for sewer connection
- Full painting to ceilings, timber doors/frames, eaves, roof plumbing and meterbox
- 2 garden taps

\* These specifications may vary in some regional areas. Please ask your local sales consultant for details.

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spec

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