



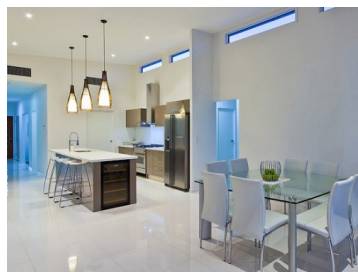
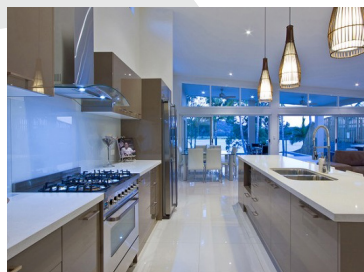
visualdiversity

HOMES

Home Sweet Home To Thousands!



Keep your weekends free for fun stuff!



EARTHWORKS AND SLAB

- ✓ H1 - class site
- ✓ Fixed price site costs for sites with up to one metre of fall
- ✓ Contour survey and set out by qualified surveyor

GENERAL

- ✓ Fixed Price Contract
- ✓ Complete design service, including construction drawings and engineering
- ✓ Builder's six (6) month defect liability period
- ✓ All Certification fees, building approvals & occupancy certificate
- ✓ Builders All Risk Insurance Cover
- ✓ QBCC Insurance
- ✓ Full colour co-ordination service with our in house Colour Consultant
- ✓ Fully prepared building agreement including detailed finishes and fixtures specification
- ✓ Complete internal and external clean of your new home

APPLIANCES

- ✓ 900mm free standing Omega oven
- ✓ 900mm S/Steel and glass European Rangehood
- ✓ 600mm S/Steel Omega Dishwasher
- ✓ Continuous flow gas hot water system

CEILING HEIGHT

- ✓ 2590mm ceiling height

PLUMBING

- ✓ Two (2) external taps

INTERNAL

- ✓ Vinyl Sliding robe doors
- ✓ Walk in/walk through robe to master bedroom
- ✓ Single shelf with hanging rail to all robes
- ✓ Four (4) shelves to linen cupboard
- ✓ Vinyl sliding linen cupboard door
- ✓ 62mm finger joint pine skirting
- ✓ 42mm finger joint pine window architraves
- ✓ 90mm cove cornices
- ✓ Three (3) coat paint system to walls and ceiling
- ✓ Fully lined interior to garage

WINDOWS AND DOORS

- ✓ Powder coated aluminium windows and sliding doors from Builder's select range
- ✓ Keyed window locks to all windows
- ✓ Dead locks to all sliding doors
- ✓ Flyscreens to windows and sliding doors
- ✓ Entrance door from builders select range + painted finish
- ✓ Standard internal flush panel doors with semi-gloss finish

BLINDS

- ✓ Roller blinds to external windows - excludes wet areas and garage
- ✓ Roller blinds to sliding doors

KITCHEN

- ✓ Caesar Stone 40mm bench top
- ✓ Over 150 laminate options - including gloss laminates
- ✓ Laminated cupboard doors
- ✓ 9 pot drawers to kitchen
- ✓ Laminated cupboards throughout
- ✓ Stainless steel bar door handles to all cabinetry
- ✓ Overhead cupboards with bulkheads through to ceiling (For 2590mm ceiling height)
- ✓ Microwave space including power point with pot drawer under (house design specific)
- ✓ Client's choice of splashback tiles including glass look tiles from builders select range
- ✓ Oliveri stainless steel 1&3/4 kitchen sink
- ✓ Solus MK2 kitchen sink mixer tap ware
- ✓ Ceramic tile kickboards to all cabinets
- ✓ Four (4) melamine shelves to pantry or where design specific modular shelving with benches for walk in pantry's

BATHROOM/ENSUITE

- ✓ Tiles to 2.0 metre height in shower recess
- ✓ Privacy latch to toilet, bathroom, master bedroom
- ✓ Semi-frameless glass shower screen
- ✓ Semi frameless 900mm high (x vanity width) mirror - To bathroom and ensuite
- ✓ White vitreous china above counter square look vanity basins (double bowl vanity if shown on plans)
- ✓ Square line laminate vanities with shadow line, with 20mm caesar stone benchtops
- ✓ Splashback tiling to vanity
- ✓ Double towel rail
- ✓ Toilet roll holder
- ✓ Full ceramic dual flush toilet suite close coupled
- ✓ Mizu Bristol chrome mixer tap ware
- ✓ Single function Posh shower on rail with mixer tap (Incorporates soap holder)
- ✓ Chrome floor wastes
- ✓ 1800mm white Kensington bath

FLOOR COVERINGS

- ✓ Full flooring to main floor areas (choices of Porcelain 600 x 600 tiles or laminated timber look flooring),
- ✓ Porcelain tiling to all wet area floors from Platinum range package
- ✓ Carpet to bedrooms, retreats, rumpus, media / television and studies from Platinum range package



ROOF

- ✓ Clients choice of Colorbond or tiles
- ✓ Colorbond fascia and gutter from Builder's standard range

DOOR FURNITURE

- ✓ Internal door furniture lever sets
- ✓ Deadlocking Entrance door furniture from select range
- ✓ Lockable lever door set to external garage door
- ✓ Lockable lever door set to internal garage door

ELECTRICAL

- ✓ Television antennae
- ✓ Safety switches to all circuits
- ✓ Meter box with circuit breakers
- ✓ NBN provision to home where applicable
- ✓ Energy efficient lighting
- ✓ Minimum of one double power point to all rooms excluding toilets, 3 to master, 3 to kitchen
- ✓ 70mm LED down lights throughout
- ✓ Fanlights to each bedroom
- ✓ Three (3) Television points
- ✓ Two (2) Telephone points
- ✓ Smoke detectors to Australian Standard
- ✓ Stainless fan to patios

DRIVEWAYS AND PATHS

- ✓ Exposed aggregate concrete driveway and front path and parch area
- ✓ Brushed grey concrete path from laundry to clothesline (design specific)

LANDSCAPING

- ✓ "A" Grade Turf to front and rear lawn areas
- ✓ Two (2) garden beds with shrubs & mulch
- ✓ River rock bed to service entry

LAUNDRY

- ✓ Cabinetry laundry cupboard
- ✓ Laundry tap set to sink
- ✓ Washing machine taps
- ✓ Splash back tiling above laundry sink
- ✓ Chrome floor wastes

CONNECTIONS

- ✓ Single phase underground power connection
- ✓ Complete plumbing and drainage connections
- ✓ Telstra conduit lead ins

OUTDOOR LIVING

- ✓ Outdoor living area under main roof
- ✓ Porcelain tiles from external Platinum range to outdoor living

TERMITE PROTECTION

- ✓ Termite protection system to perimeter
- ✓ Termite protection system to penetrations

FENCING

- ✓ \$2,200 fencing allowance (For construction by client in co-ordination with neighbouring property)

CLOTHESLINE

- ✓ Folding clothesline mounted to home
- ✓ Concrete pad under clothes lines

INSULATION

- ✓ Sisalation wrap to external walls
- ✓ Sarking to tiled roofs

GARAGE

- ✓ Panel lift garage door
- ✓ Automatic garage door opener with 3 remote control handsets

EXTERNAL FINISHES

- ✓ Rendered brick pier or timber posts to front porch (design specific)
- ✓ Fully rendered double height bricks from our select range
- ✓ Painted PVC downpipes
- ✓ Linea weatherboard to front facade where applicable

MISCELLANEOUS

- ✓ Rendered letterbox to match home
- ✓ 450mm eaves
- ✓ Concrete pump
- ✓ Crane hire

