



visualdiversity

HOMES

GOLD INCLUSIONS



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Kitchen

- ☑ Caesarstone 20mm benchtop
- ☑ Over 100 laminate options - including gloss laminates
- ☑ Laminated cupboard doors
- ☑ Laminated cupboards throughout with four (4) drawers
- ☑ Stainless steel bar door handles to all cabinetry
- ☑ Overhead cupboards with bulkheads through to ceiling (for 2440mm 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
- ☑ Stainless steel 1&3/4 kitchen sink
- ☑ Solus MK2 kitchen sink mixer tap ware
- ☑ Kickboards to all cabinets in matching floor finish
- ☑ Four (4) melamine shelves to pantry or where design specific modular shelving with benches for walk in pantry

Appliances

- ☑ 900mm freestanding Omega oven
- ☑ 900mm Stainless Steel and glass European Rangehood
- ☑ 600mm Stainless Steel Omega Dishwasher
- ☑ Continuous flow gas hot water system

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 and painted finish
- ☑ Standard internal flush panel doors with semi-gloss finish

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

Blinds

- ☑ Vertical blinds to external windows - excludes wet areas and garage
- ☑ Vertical blinds to sliding doors

Bathroom/Ensuite

- ✓ Tiles to 2.0 metre height in shower recess
- ✓ Privacy latch to toilet, bathroom and 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 with shadow line vanities
- ✓ Splashback tiling to vanity
- ✓ Double towel rail
- ✓ Toilet roll holder
- ✓ Full ceramic dual flush toilet suite close coupled
- ✓ Posh Bristol MK2 mixer tap ware
- ✓ Three function Posh shower on rail with mixer tap & Posh short twin rail to ensuite
- ✓ Chrome floor wastes
- ✓ 1650mm white Decina Bambino bath

Floor Coverings

- ✓ Full flooring to main floor areas (choices of ceramic tile or laminated timber look flooring)
- ✓ Ceramic tiling to all wet area floors from gold range package
- ✓ Carpet to bedrooms, retreats, rumpus, media / television and study from Gold range package

Ceiling Height

- ✓ 2440mm ceiling height

Electrical

- ✓ Television antennae
- ✓ Safety switches to all circuits
- ✓ Meter box with circuit breakers
- ✓ NBN provision to home where applicable
- ✓ Energy efficient lighting
- ✓ Minimum 1 double power point all rooms excluding toilets, 3 to master, 3 to kitchen
- ✓ 90mm 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

Connections

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

Laundry

- ✓ Econo-tub
- ✓ Laundry tap set to sink
- ✓ Washing machine taps
- ✓ Splashback tiling above laundry sink
- ✓ Chrome floor wastes



Pacific Cove display - Marina Range - Gold Inclusions



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 and 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

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 to door

Plumbing

- Two (2) external taps

Landscaping

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

Garage

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

Clothesline

- Folding clothesline mounted to home
- Concrete pad under clothes line

Insulation

- Sisalation wrap to external walls
- Sarking to full roof

Miscellaneous

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

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

Roof

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

Outdoor Living

- Outdoor living area under main roof
- Exposed aggregate or brushed grey concrete to outdoor living

External Finishes

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

Driveways and Paths

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

Termite Protection

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

