



the perfect home... for the perfect life.

Standard Inclusions

We pride ourselves on being an all inclusive company with no hidden cost, just move straight in with no stress and enjoy your new home.

Fixed price building contract

Drafted plans and specifications

Site contour building plan

Geotechnical soil test report

Wagga Wagga City Council fees

Construction and home owners warranty insurance

Excavation of up to 200mm

External

Treated radiata pine framing

Engineered designed roof trusses

Sisalation to underside of roof

Insulation R 3.0 to ceilings, R1.5 to external walls

Termite treatment and certificates

Wetseal to all wet areas

Colorbond roof iron, fascia, gutters

Windows as per plan in colorbond colours

Flyscreen provided to all windows and sliding doors

Bricks in builders range

Hebel as per plan

Concrete

Structural engineered concrete floor slab, M class soil test results

All footpaths provided

Driveway as per plan

Clothes line path

Doors

Front panel lift garage lift doors in selected colours

Front door from builders range

Exterior Duracoat doors to laundry garage

Flush or decorative internal doors

Internal Plastering

90mm Cornice

Architraves 67 x 18mm

Skirting 67 x 18mm

All Wardrobes with hanging & shelves

Electrical

Evaporative air conditioner

Ducted gas heating

TV points to lounge and living

1 phone point

2 double power points to lounge & living

2 double power points to kitchen

2 double power points to Master bedroom

1 double power point to additional bedrooms

Smoke detector as required

Exhaust fans to bathrooms

Kitchen

Lamiwood kitchen cupboards

Laminex bench tops

Kitchen Handles in builders range

Omega Stainless Steel

Dishwasher, 600mm gas cooktop, 600mm electric oven, 600mm slide out rangehood.

Stainless steel sink in builders range

Sink mixers tap wear

Microwave cupboard & power point

Laundry

Lamiwood cupboards

Laminex bench tops

Handles from builders range

45L Stainless steel sink

Bathrooms

posh shower/mixer Tap wear

Posh Dual Flush Toilets

1520mm rectangular bath

Adapt vanities, sizes per plan

Double towel rails

Posh soap/toilet roll holders

Tiling height 2000mm in shower, 1200mm in bathroom

Shower screens as per plan

Mirrors in builders range

Instantaneous hot water service

Painting

External and Internal included

2 wall colours

Gloss enamel paint to door & architraves

Floor Coverings

Tiles, floorboards and carpet from Terrazzo Tile Boutique in selected range

Lighting

Stainless steel down lights to all main living areas

Light fixtures in builders range to all bedrooms

Window Furnishings

Slimline blinds throughout

Roller blind on all sliding doors

Fencing & landscaping

All fencing & landscaping supplied & installed as per plan, 1 garden tap to front and back

Cleaning

removal of all building waste and homes cleaned by professionals.