



orchard green
The Perfect Place to Live

Opalia Plaza
Includes logos for CHEMIST WAREHOUSE, KFC, and McDonald's.

Luxury lifestyle inclusions

The inclusions in a quality Tomorrow Home more than just stack up against our competitors.

Site conditions / foundations

- ✓ Foundation class up to 'class H' concrete slab with a maximum of 500mm fall over building envelope
- ✓ Allotment up to 500m² with a maximum setback of 5m to the house
- ✓ Supply and hire of temporary fencing to site to council requirements
- ✓ Supply and hire of environmental silt fence to front of property as required by council
- ✓ Allowance of rock excavation and removal (if percussive equipment is required extra charge may apply)

Recycled water connection

- ✓ Recycled Water Provide recycled water connection if required (additional charges will apply)

Services

- ✓ Single phase underground power
- ✓ Water connection (dry tap connection on same side of street)
- ✓ Gas connection (up to 10m)
- ✓ Sewer and stormwater connection
- ✓ Part A & B Termite protection

Taps

- ✓ Garden taps. One inside the front boundary and one attached to the house

Energy Rating

- ✓ 7-star energy rating compliance to standard plans
- ✓ Insulation batts to external walls and to ceilings to meet 7-star energy requirements
- ✓ Rinnai or other gas instantaneous hot water system or electric heat pump (energy rating specific)

Framing

- ✓ Pine framing to walls and roof as per engineer's requirements

Plumbing

- ✓ Concealed plumbing

Electrical

- ✓ Internal LED light fittings (white) throughout as per standard electrical layout
- ✓ External LED downlight to front entry
- ✓ Double power points throughout
- ✓ White wall mounted switch plates
- ✓ Smoke detector(s) hardwired with battery backup
- ✓ RCD safety switch and circuit breakers to meter box
- ✓ Electric car outlet conduit allowance made for future charging point in garage
- ✓ TV points to living & master

Roof

- ✓ Roof Pitch to be 22.5 degrees or as determined on plans
- ✓ Material Tiled roofing from builder's colour boards
- ✓ Fascia & Guttering Colourbond fascia, guttering and downpipes

Brick & Render

- ✓ Clay brick from standard Category 1 range with mortar rolled joints
- ✓ FC Sheet infill over windows to side and rear elevations for single storey only (floor plan specific)
- ✓ Rendered 75mm thick Hebel wall systems to sides & back
- ✓ Render to front façade features in up to 2 colours (refer to specific façade working drawing)

External features

- ✓ Acrylic render/feature to selected areas as per plan (Product Specific)
- ✓ Feature aluminium windows to front elevation (facade specific)
- ✓ Solid core feature front door with glass highlight
- ✓ Front door furniture entrance set in chrome with Lockwood deadbolt or other
- ✓ Garage hinged door entrance set in chrome with Lockwood deadbolt or other
- ✓ Door seal and weather seal to all external hinged doors
- ✓ Camera to entrance door

Windows

- ✓ Powder coated aluminium frames (see detailed drawings)
- ✓ Flyscreens to all openable windows
- ✓ Fully glazed aluminium sliding door to laundry (house specific)
- ✓ Window Furnishings to all windows and sliding doors
- ✓ Double glazed windows

Up to **\$34K*** of added value
at no extra cost!

Cabinetry

- ✓ Laminate finish to cabinets and cabinet doors
- ✓ Laminate finish to pantry
- ✓ End panel to fridge space with overhead cabinets
- ✓ Handles selected from builder's range

Kitchen

- ✓ Artusi or other 600mm stainless steel cook top including wok hob (where gas available)
- ✓ Artusi or other 600mm stainless steel rangehood
- ✓ 20mm reconstituted stone to kitchen benchtops; 20mm edge to kitchen benchtops
- ✓ Laminate finish to cabinets and cabinet doors
- ✓ Melamine shelving to cabinets
- ✓ Artusi or other stainless-steel dishwasher
- ✓ Overhead cupboards
- ✓ Double bowl sink
- ✓ Gooseneck Sink mixer to kitchen sink
- ✓ Mirrored splashback to kitchen wall

Ensuite / Bathroom / Powder

- ✓ 20mm low silica stone to master ensuites & bathroom
- ✓ Pivot semi-framed shower screen to bathroom and ensuites. Design specific
- ✓ Shower mixer tap in chrome
- ✓ Laminate finish to cabinet and cabinet doors
- ✓ Mirrors to full width of vanity
- ✓ Tiled shower bases throughout
- ✓ Phoenix or other basin mixers in chrome finish to ensuite, bathroom and powder room
- ✓ Vitreous china vanity basin (white) with chrome popup basin waste
- ✓ Phoenix handheld shower or other, rail and slider in chrome finish to ensuite and bathroom
- ✓ Acrylic bath (white) with tiled podium with chrome wall mixer & spout
- ✓ Vitreous china, close coupled toilet suite in white
- ✓ Towel rails and toilet roll holders in chrome finish

Laundry

- ✓ Stainless steel trough preformed cabinet with bypass (floor plan specific)
- ✓ Laminate bench with single bowl trough (floor plan specific)
- ✓ Phoenix or other chrome mixer tap
- ✓ Chrome water stops for washing machine

Tiles

- ✓ Tiles to ensuite, bathroom, WC and laundry (refer to detailed drawings for extent of tiled areas)

Full Flooring

- ✓ Timber look flooring
- ✓ Carpet to bedrooms
- ✓ Tiled skirting to wet areas



Add up all the extra value included in every Tomorrow home. Believe it or not, some builders do not include any of these!

Ceiling/Walls

- ✓ 2590mm high ceiling to single storey homes
- ✓ 90mm x 18mm square edge MDF skirting
- ✓ 67mm x 18mm square edge MDF architraves
- ✓ 10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom & laundry, 75mm cove cornice throughout

Paint

- ✓ 2 Coat Dulux or similar to internal woodwork and doors
- ✓ Semi Gloss to internal doors, jambs & mouldings
- ✓ Flat acrylic to ceilings
- ✓ Low sheen acrylic to internal walls
- ✓ Gloss enamel to front entry door

Doors

- ✓ Internal access door from the garage
- ✓ Internal doors - 2040mm high flush panel doors
- ✓ Door furniture includes chrome levers, hinges, latches and striker plates

Storage

- ✓ Walk in robe - white melamine shelf with hanging rail
- ✓ Robes - One white melamine shelf with hanging rail. White sliding doors.
- ✓ Pantry/Linen - melamine shelves
- ✓ Dummy Lever door furniture in stainless steel (passageway door only)

Heating & Cooling

- ✓ Smart Rinnai or other split system heating & cooling to living and master bedroom

Garage

- ✓ Panel lift garage door
- ✓ Remote control to garage door including 2 transmitters
- ✓ External weatherproof flush panel door (house specific)
- ✓ Plaster ceiling and concrete floor

Fencing

- ✓ Rear and side boundary fences as per Landscape Plan

Driveway

- ✓ Coloured concrete driveway as per Landscape Plan

Landscaping

- ✓ Lawn and perimeter gardens as per Landscape Plan
- ✓ Milkcan letterbox (anti-theft parcel letterbox)

* Compaction of soil, piers, rock removal and additional requirement requested by engineer are not included.

Service costs based on a building lot of up to 500sqm and a building setback of 5m. Tomorrow Homes reserves the right to withdraw or alter these inclusions without notice.

For more information visit www.tomorrowhomes.com.au.

Lifestyle \$34k of value is based on the RPR of the items that are part of our standard inclusions.

Connection of services (water, gas electricity, sewer, stormwater and telephone conduit). Does not include electricity and telephone consumer account opening fees.

Subject to change. Reference building contract for final specifications.

Signature Series



Facade 1 Brae



Facade 2 Vaucluse



Facade 3 Mainridge



Facade 4 Mosman



Facade 5 Hamilton



Facade 6 Toorak



Facade 7 Centennial



Facade 8 Armadale



Facade 9 Balwyn

