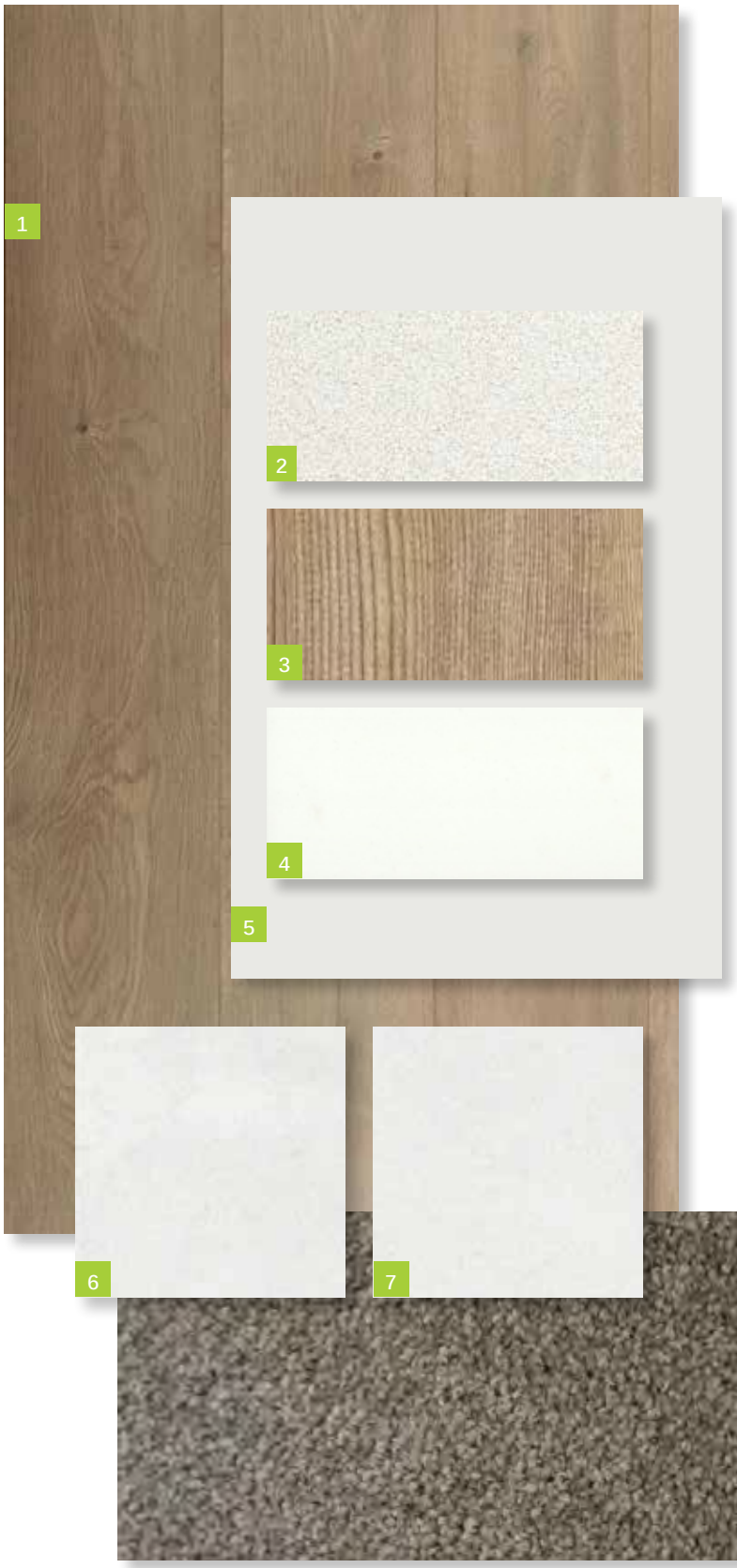
Delacombe Town Centre
Future Shopping
Cherry Flat Road
Glenelg Highway
Future Mixed Use
Future Community Centre
Future Child Care Centre
Future Active Open Space
Future Primary School
Future Residential Area
Display Homes
STAGE 1
STAGE 2
STAGE 3
STAGE 4
STAGE 5
STAGE 5
STAGE 7
STAGE 9
ESTATE BOUNDARY
22ha of Parkland

MEALS
FAMILY
KITCHEN
P'TRY
REF.
ROBE
BED 3
BED 4
ROBE
BATH
ENS 2
L'DRY
H/W
ROBE
BED 2
LINEN
GARAGE
WIR
ENS
ENTRY
MASTER BED
PORCH

INTERNAL COLOURS

INTERNAL COLOUR SELECTION ALPINE



1. **Timber Laminate Floor**
   SURFACES BY HYNES
   Colour: Brooklyn – Ridgewood
2. **Benchtop**
   CAESARSTONE
   20mm Square Edge
   Colour: 3141 Osprey
3. **Overheads Cabinet**
   Cabinet - Base (includes kicker)
   FORMICA
   Velvet Finish
   Square Edge ABS Edging
   Colour: Mocha Firewood
4. **Splashback**
   BEAUMONT TILES
   Colour: United White Gloss (182174)
   Size: 100x300mm
   ARDEX
   Grout: White
   Laid horizontal and stacked
5. **Walls**
   WATTYL
   Colour: Feather Dawn 19.40
   Finish: Low Sheen
   Doors / Woodwork
   Finish: Gloss
6. **Floor Tiles:**
   Laundry, Ensuite, Bathroom and WC (inc. shower bases)
   BEAUMONT TILES
   Colour: Belga White (1204371)
   Size:450x450mm
   ARDEX
   Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
   BEAUMONT TILES
   Colour: Belga White (1204371)
   Size:450x450mm
   ARDEX
   Grout: Misty Grey
8. **Carpet**
   ROYAL PARADE
   Colour: March
   Underlay – 7mm

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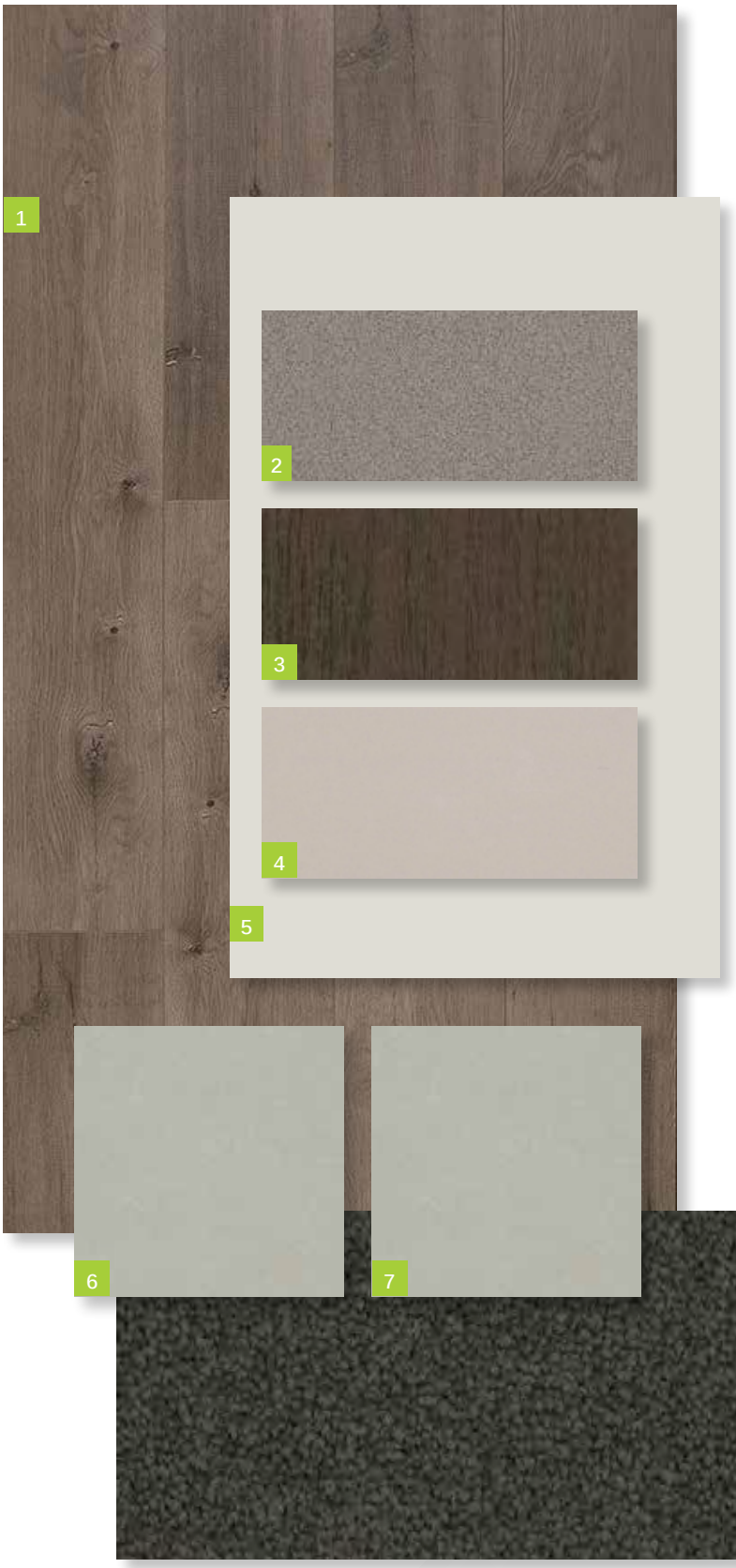
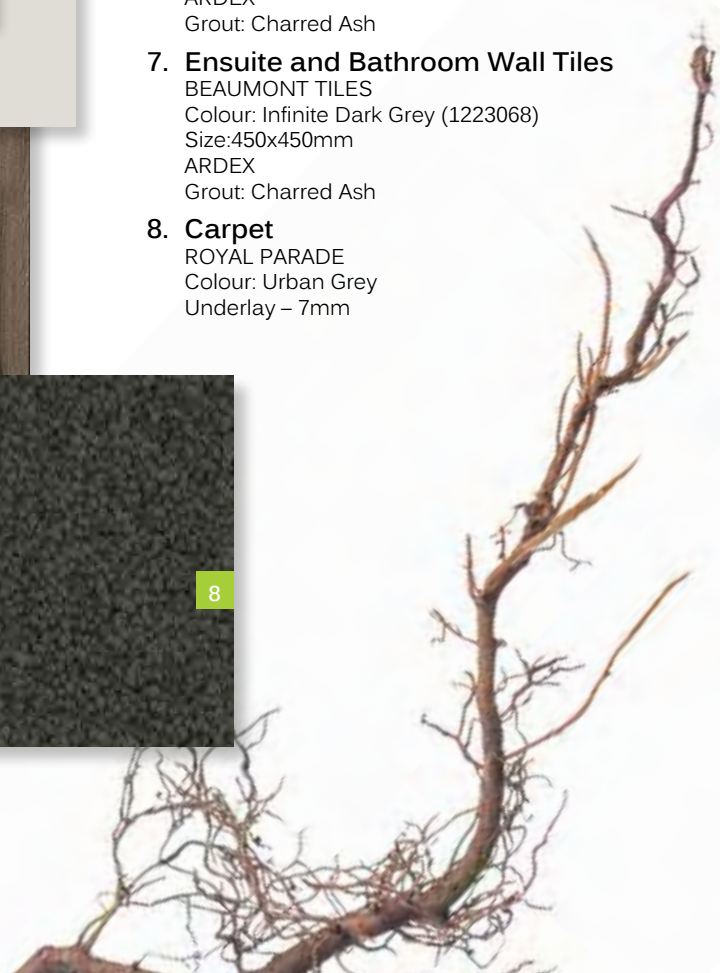
INTERNAL COLOUR SELECTION BASALT



1. **Timber Laminate Floor**
   SURFACES BY HYNES
   Colour: Brooklyn – Ridgewood
2. **Benchtop**
   CAESARSTONE
   20mm Square Edge
   Colour: 2040 Urban
3. **Overheads Cabinet**
   Cabinet - Base (includes kicker)
   FORMICA
   Velour Finish
   Square Edge ABS Edging
   Colour: Bodega Oak 1009
4. **Splashback**
   BEAUMONT TILES
   Colour: United Pumice Gloss (1006457)
   Size: 100x300mm
   ARDEX
   Grout: Misty Grey
   Laid horizontal and stacked
5. **Walls**
   WATTYL
   Colour: Floral White ½ strength
   Finish: Low Sheen
   Doors / Woodwork
   Finish: Gloss
6. **Floor Tiles:**
   Laundry, Ensuite, Bathroom and WC (inc. shower bases)
   BEAUMONT TILES
   Colour: Infinite Dark Grey (1223068)
   Size:450x450mm
   ARDEX
   Grout: Charred Ash
7. **Ensuite and Bathroom Wall Tiles**
   BEAUMONT TILES
   Colour: Infinite Dark Grey (1223068)
   Size:450x450mm
   ARDEX
   Grout: Charred Ash
8. **Carpet**
   ROYAL PARADE
   Colour: Urban Grey
   Underlay – 7mm



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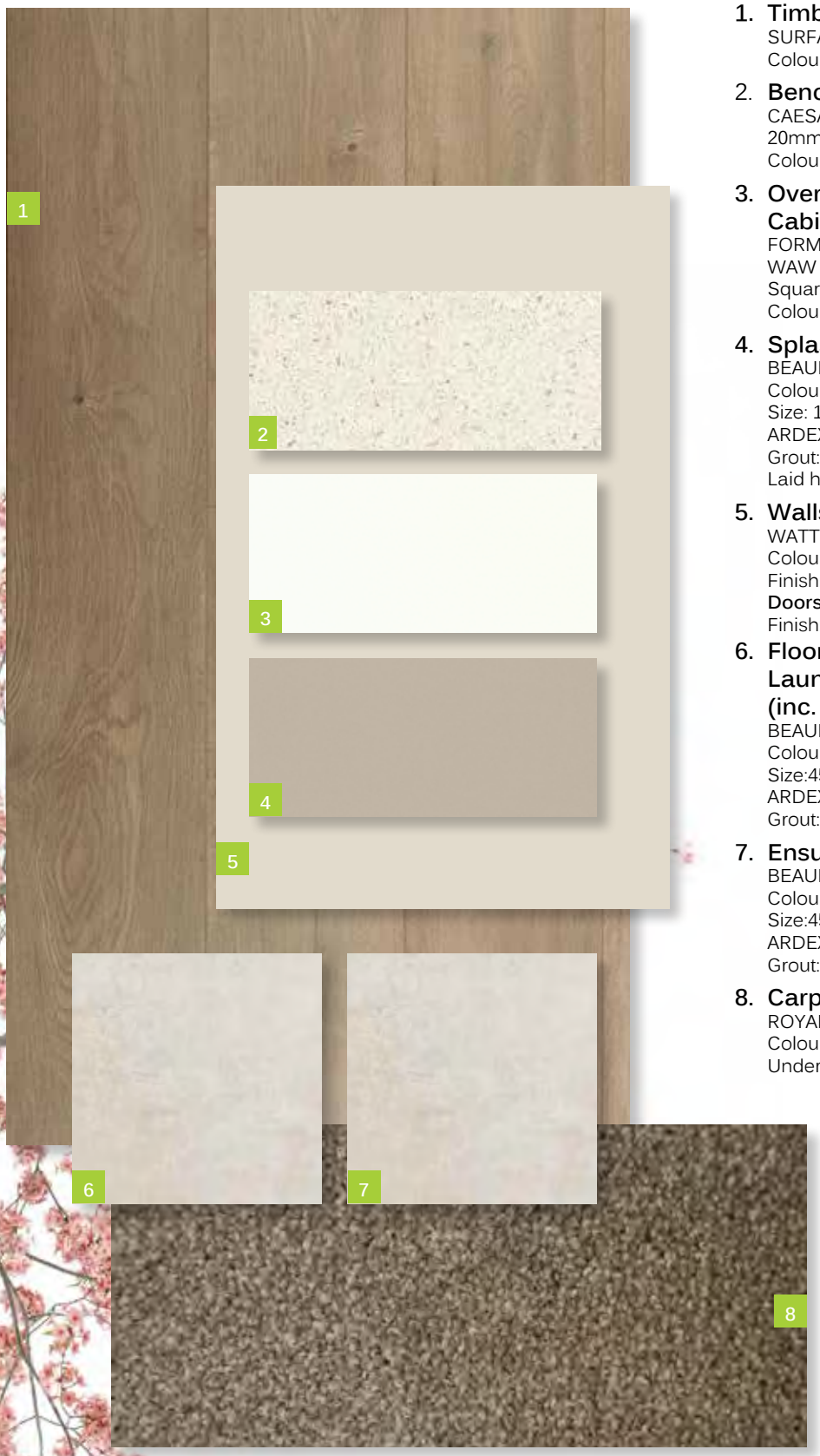
INTERNAL COLOUR SELECTION IVORY



1. **Timber Laminate Floor**
   SURFACES BY HYNES
   Colour: Brooklyn – Ridgewood
2. **Benchtop**
   CAESARSTONE
   20mm Square Edge
   Colour: 6141 Ocean Foam
3. **Overheads Cabinet**
   Cabinet - Base (includes kicker)
   FORMICA
   WAW Velour Finish
   Square Edge ABS Edging
   Colour: Warm White
4. **Splashback**
   BEAUMONT TILES
   Colour: United Ash Latte Gloss (182055)
   Size: 100x300mm
   ARDEX
   Grout: Travertine
   Laid horizontal and stacked
5. **Walls**
   WATTYL
   Colour: Grand Piano 1/4 A204
   Finish: Low Sheen
   Doors / Woodwork
   Finish: Gloss
6. **Floor Tiles:**
   Laundry, Ensuite, Bathroom and WC (inc. shower bases)
   BEAUMONT TILES
   Colour: Belga Ivory (79934)
   Size:450x450mm
   ARDEX
   Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
   BEAUMONT TILES
   Colour: Belga Ivory (79934))
   Size:450x450mm
   ARDEX
   Grout: Misty Grey
8. **Carpet**
   ROYAL PARADE
   Colour: Hazelnut
   Underlay – 7mm

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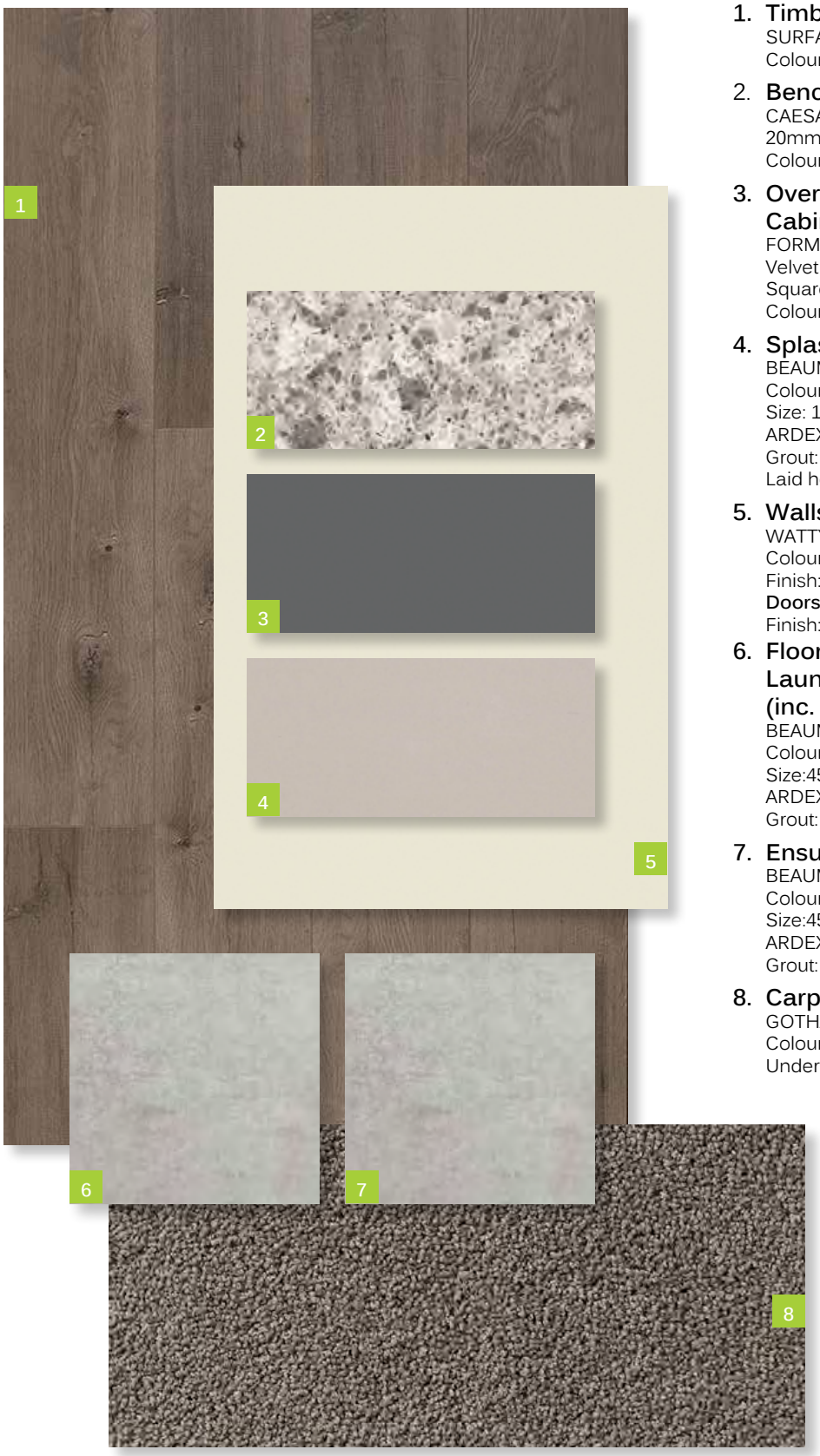
INTERNAL COLOUR SELECTION STORM



1. **Timber Laminate Floor**
   SURFACES BY HYNES
   Colour: Brooklyn - Newtown
2. **Benchtop**
   CAESARSTONE
   20mm Square Edge
   Colour: 6270 Atlantic Salt
3. **Overheads Cabinet**
   Cabinet - Base (includes kicker)
   FORMICA
   Velvet Finish
   Square Edge ABS Edging
   Colour: Storm S2
4. **Splashback**
   BEAUMONT TILES
   Colour: United Pumice Gloss (1006457)
   Size: 100x300mm
   ARDEX
   Grout: Misty Grey
   Laid horizontal and stacked
5. **Walls**
   WATTYL
   Colour: White Smoke T15 3.6
   Finish: Low Sheen
   Doors / Woodwork
   Finish: Gloss
6. **Floor Tiles:**
   Laundry, Ensuite, Bathroom and WC (inc. shower bases)
   BEAUMONT TILES
   Colour: Belga Grey (79931)
   Size:450x450mm
   ARDEX
   Grout: Magellan Grey
7. **Ensuite and Bathroom Wall Tiles**
   BEAUMONT TILES
   Colour: Belg
   Size:450x45
   ARDEX
   Grout: Mage
8. **Carpet**
   GOTHAM
   Colour: Bird
   Underlay –

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INCLUSIONS

EXTERNAL

SITE COSTS

- Fixed Price Site Costs including Rock Excavation

EXTERNAL ITEMS

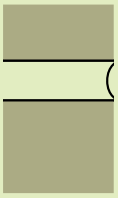
- Concrete Roof Tiles as per colour document 1
- Colorbond Fascia, Gutter and Downpipes 2
- Bricks as per colour document 3
- Natural colour Mortar with Rolled joints
- Brickwork above Windows to front Facade only
- Painted Infills above Garage Door and all Windows and Doors to sides and rear
- Plaster Ceiling to Porch and Outdoor Living (if applicable)
- Two part Termite Treatment
- Colour Through Concrete Driveway and Path to Porch 4
- Letterbox (with numbers)

GARAGE

- Colorbond Sectional Panelift Garage Door with Motor and 2No. Remote Controls 5
- Weatherproof Door to Rear of Garage (plan specific)
- Flush Panel Garage/House Access Door (plan specific)
- Concrete Floor

DOORS - EXTERNAL

- Feature 2040mm high x 820mm wide Front Entry Door with Clear Glazing
- Double Cylinder Deadbolt to Front Entry
- Entrance set to all external Hinged Doors and Garage/House Access Door (plan specific)



Natural colour mortar with rolled joints

2040mm high x 820mm wide front entry door and entrance set

KITCHEN

- 900mm Stainless Steel Upright Cooker and Canopy Rangehood
- Stainless Steel Dishwasher
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Laminate Overhead Cabinets with Bulkhead above
- Stainless Steel Double Bowl Sink
- Mixer Tap
- Tiled Splashback
- 4No. Melamine Shelves to Pantry

Cabinet handles

Stainless Steel Dishwasher

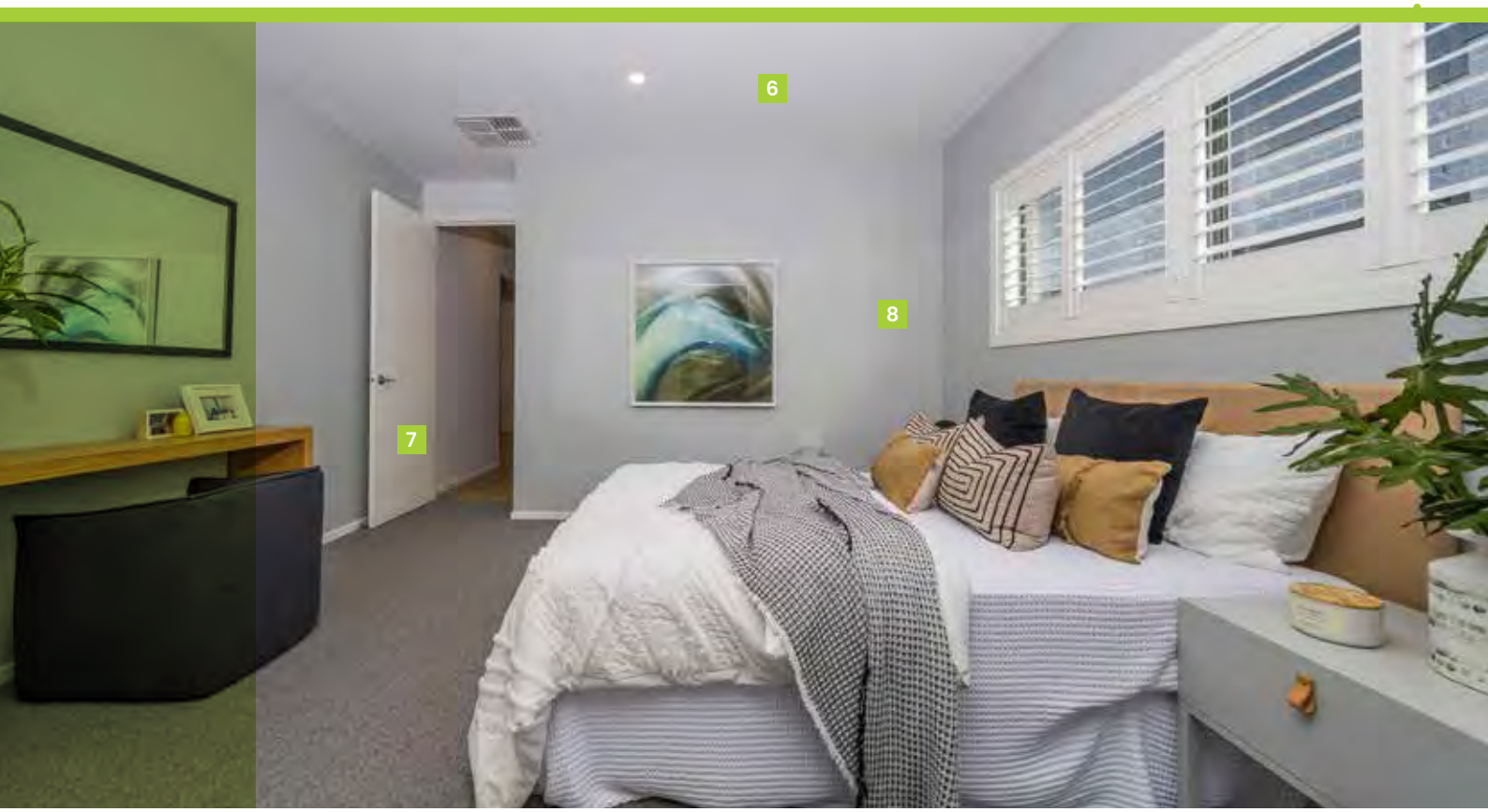
900mm Stainless Steel Upright Cooker

900mm Stainless Steel Canopy Rangehood

Mixer Tap

Stainless Steel Double Bowl Sink

20mm Caesarstone Benchtops with 20mm Square Edge



INTERNAL

INTERNAL ITEMS

- Engineered waffle Slab
- Pine Wall Frames and Roof Trusses
- 2590mm Ceiling height to Single Storey 6
- 2590mm Ceiling height to Ground Floor and 2440mm to First Floor of a Double Storey
- Plasterboard Walls, Ceilings and Cornice
- 67mm Single Bevel Architrave and Skirting
- 75mm Scotia Cornice
- 1No. Melamine shelf with 1No. Hanging Rail to Bedroom Robes

DOORS - INTERNAL

- 2040mm high Flush Panel Doors throughout 7
- Lever Door Handles

WINDOWS

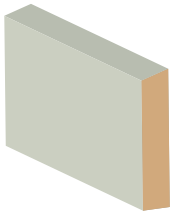
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

PAINTING

- 3No. Coat Paint system throughout 8
- Gloss Enamel Paint to Architrave and Skirting

FLYSCREEN / SECURITY DOORS

- Flyscreens to all openable Windows
- Barrier Doors to all Sliding Doors



67mm single bevel architrave and skirting

Internal lever door handles

75mm scotia cornice

BATHROOM

BATHROOM

- Vanity Basin
- Acrylic Bath
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Privacy Lock

WC / POWDER ROOM

- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

ENSUITE

- Vanity Basin
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

LAUNDRY

- Laundry Trough and Cabinet
- Mixer Tap
- Tiles to Splashback

Shower straight arm

Bath outlet

Laundry mixer tap

Shower mixer tap

Acrylic Bath

Laundry trough and cabinet

Single towel rail

Basin mixer tap

Toilet roll holder

Semi-framed shower screen

Vanity basin

Toilet Suite

INTERNAL

HEATING / COOLING

- Gas Ducted Heating 9
- 1No. Split System Air Conditioner to main Living area on a Single Storey
- 1No. Split System Air Conditioner to main Living area and 1No. to Master Bedroom on a Double Storey (2No. Total)

ELECTRICAL

- Double Power Points throughout 10
- LED Downlights throughout 11
- Single weatherproof LED Flood Light with Sensor outside Laundry
- Hardwired Smoke Detectors with battery backup
- 2No. TV /Points 12
- 1No. TV Antenna (estate specific)
- 2No. Phone Points

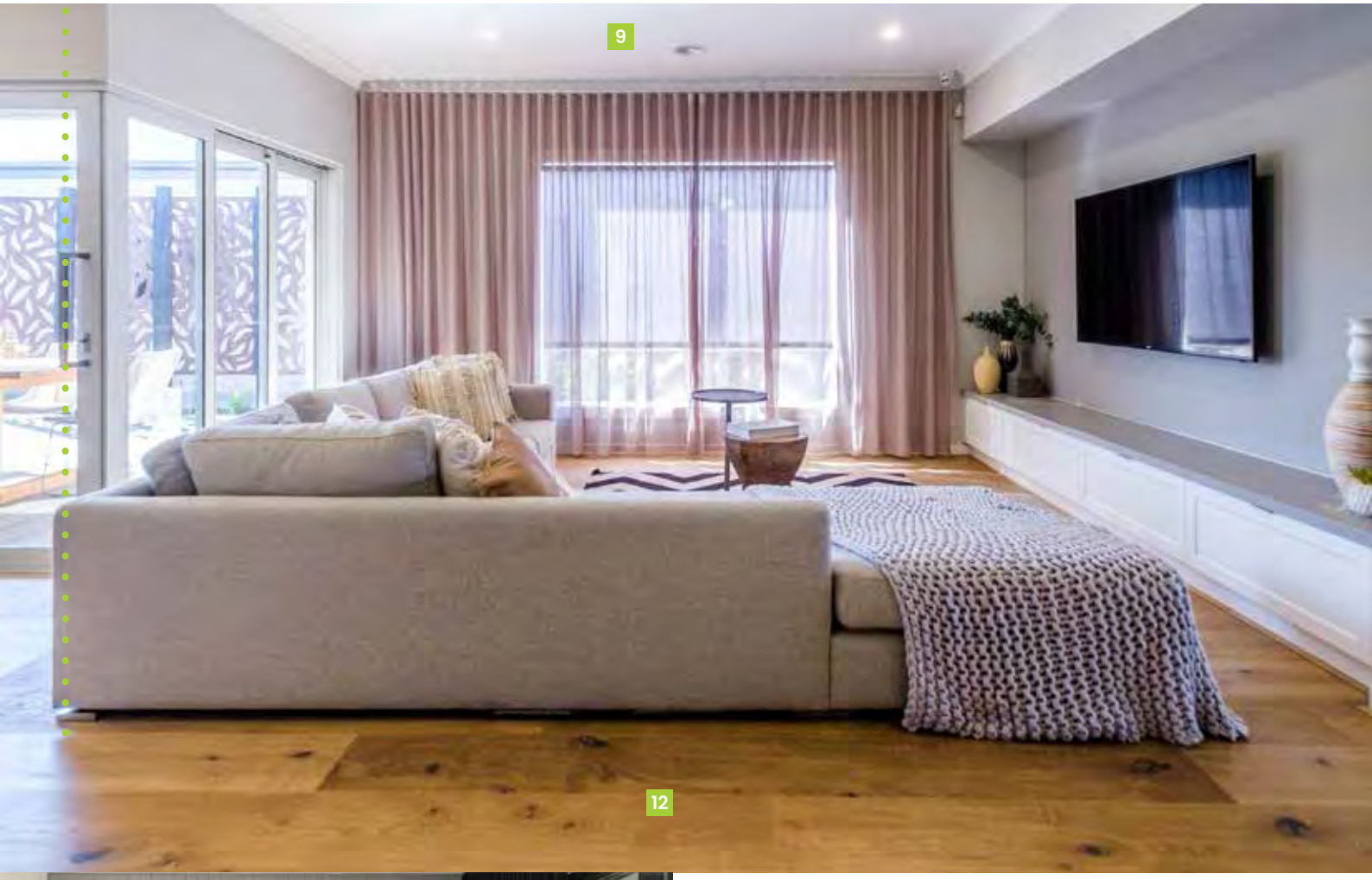
ENERGY EFFICIENCY

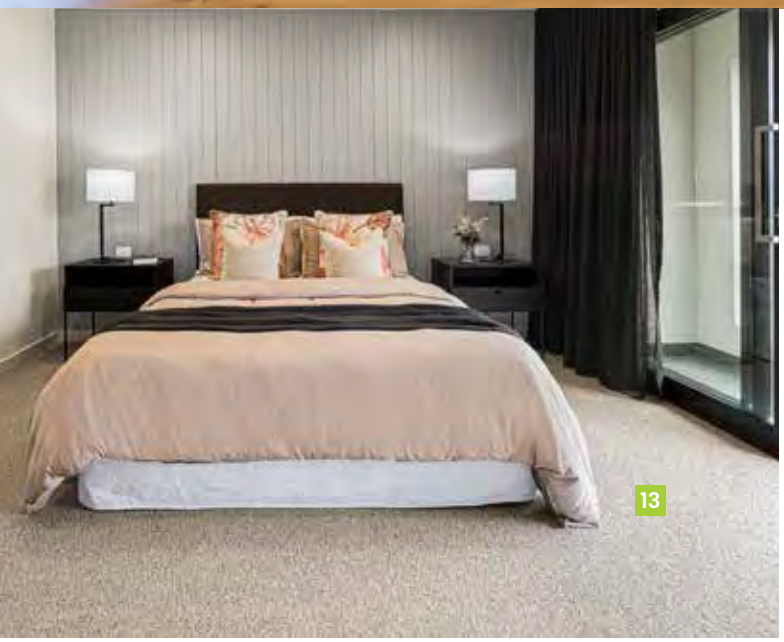
- 6 Star Energy Rating
- Solar Hot Water Service with Gas Booster
- Insulation to Walls and Ceilings
- Self-sealing Exhaust Fans Positioned above all Showers
- External venting to all exhaust fans and rangehoods

LANDSCAPING

- Combination of Turf, Plants, Mulch and Toppings to Front and Rear Yards
- Irrigation Connected to Two Garden Taps with Timers
- Compacted Paths around Perimeter of House
- Timber Fencing, including Wing Fence and Gate, to all Boundaries
- Nature Strips Levelled and Seeded
- Clothesline

SURFACES AND FINISHES





FLOOR COVERINGS

- Tiles to Wet Areas, Timber laminate to Entry and Living areas connected to the Kitchen (as per standard house plan) 12
- Carpet to remainder of House (as per standard house plan) 13

GENERAL

- Fixed Price Contract
- All Permits as Required by Building Regulations
- Survey and Drafting Plans
- Design Guidelines Fixed
- Engineer Designed Slab/Foundations
- All Service Connections (excluding consumer account opening and fibre optic connection if applicable)
- Independent Quality Inspections
- Full House Clean on Completion
- 3 Month Maintenance period
- Home Owners Warranty
- 10 Year Structural Warranty