

GENERAL

- M Class concrete slab designed and certified by a qualified engineer
- 6 year structural guarantee
- 3 months maintenance guarantee
- Preparation and approval of architectural construction plans and specifications
- Payment of local council building application fees and certification fees
- Structural engineers details and site inspections
- Preparation of contract documentation acceptable to lending and building authorities
- Construction insurance (Home Owners Warranty)
- Site contour survey and house peg out
- BASIX assessment and certificate to State Government requirements
- Payment of mandatory long service fee
- Pest control certification
- Water authority fees (regular / basic connections only)
- Three (3) brick course step down to perimeter (one (1) brick course step down to Garage perimeter)
- 180 day fixed price tender

EXTERIOR

- Termimesh stainless steel chemical free termite barrier
- Extensive selection of bricks from Austral and PGH
- Highest quality aluminium windows and sliding doors from Stegbar
- Colorbond metal fascia and half round slotted metal gutter with colorbond downpipes (upgrade to PVC painted downpipes required with a charged stormwater system)
- Wide range of Concrete Roof Tiles from Monier, Bristle and Boral
- Superior framework - 90mm studs at 450mm centres throughout
- Engineered timber floor joists placed at a maximum 450mm centres
- Engineered roof trusses at 22.5 degree roof pitch
- Security locks to all windows and sliding doors
- Front and rear garden taps
- R2.0 Insulation batts to external walls of living areas
- R3.5 Insulation batts to living area ceilings (excluding Garage and Alfresco areas)
- Mains connected audio intercom to front door including Allworth Homes insignia
- Tiled porch and balcony (where displayed or a part of an optional facade)
- Gainsborough single cylinder Trilock to front door and Ambassador key locks to all other external hung doors
- Hume Doors Weatherguard timber entry frame and clear glazed sidelight
- Hume Doors front entry door (Door model will vary dependent on façade selection)
- Hume Doors (JST 1) glazed timber laundry door and tiled threshold
- Glosswood timber lining boards to Alfresco ceiling (as displayed design only)

CAR / GARAGE ACCOMODATION

- Spacious double car garage
- Brick veneer plasterboard lined internal walls to garage
- B&D Panelift "Icon" door range (or Roll-A-Doors, dependent on facade selected)
- Garage door recess incorporated in slab design to resist flooding in heavy rain

INTERIOR

- 2590mm ceiling height to ground floor. 2400mm (minimum) ceiling height to first floor
- Quality hard wearing washable paint to internal walls
- Gloss painted finish to all internal woodwork
- P50 shadow recess edge ceiling to foyer, stair area, lounge, dining, media, and study with 90mm cove cornice to all other areas
- White melamine shelving to linen cupboards, wardrobes, and pantries
- Gainsborough modern internal lever door handles (from builders nominated range)
- Feature staircase with closed treads and risers, and designer handrail (as displayed)
- Matching designer handrail to void areas as displayed
- Bevelled 67 x 18mm architraves and skirting (paint finish)
- Doorstops to all internal doors (where applicable)
- Clipsal electrical switches and power outlets
- High quality waterproofing to all wet areas
- Lin 1 feature doors with translucent glazing to selected areas, Hayman moulded panel doors to balance of hung door locations

KITCHEN

- Clark Monaco 1.75 bowl stainless steel sink (including basket waste)
- Extensive range of door colour selections from Laminex, Formica, Polytec (including Polytec finegrain), Polytec thermo laminated doors, or Polyurethane doors with recessed edge (from builders nominated range)
- Choice of up to two colours to kitchen cabinetry
- Waterfall ends to kitchen (where applicable)
- Overhead cabinets including bulkheads
- Microwave provision including trim kit to suit Omega OM30X microwave oven (stainless steel)
- Provision for dishwasher including one (1) water point and single power point
- Quality metal drawer runners
- Massive choice of quality kitchen door handles (from builders nominated range)
- Glass splashback (from builders nominated range)
- Polished chrome flickmixer tapware (Alder Alto) to kitchen sink
- 40mm square edge Caesarstone benchtop (choice of colours from builders nominated range)

LAUNDRY

- Clark 45ltr stainless steel drop-in Laundry tub to laminated benchtop and cabinets
- One colour to laundry cabinetry
- Quality Alder chrome flickmixer tapware (Alder Alto) to tub
- Ceramic tiled floor with 1 row skirting tile and 300mm high tiled splashback over tub
- Chrome plated square floor waste to the Laundry
- Hot and cold washing machine connection

ELECTRICAL & APPLIANCES

- Earth leakage safety switch in single phase meter box to electrical circuits with separate switch for fridge
- Mains connected smoke detectors with battery backup to comply with AS3786
- Power points and light points as per basic electrical layout provided
- Rheem 325 litre electric boosted solar HWS including 2 collectors (as required for BASIX) or a Rheem 160 litre natural gas HWS. Includes a mandatory tempering valve
- Quality European appliances by Omega
- Omega OF902XA (stainless steel) upright electric range or Omega OF916X (stainless steel) upright multi-fuel range
- Omega ORU70X (stainless steel) 700mm concealed undermount ducted rangehood

BATHROOM & ENSUITE

- Quality Alder chrome mixer tapware (Alder Alto) including designer hand held shower head and rail
- Grange shower screen including pivot door
- Elegant frameless mirror above all vanities
- Caroma Maxton 1675 bath to Bathroom
- Caroma Maxton 1675 bath to Ensuite
- Caroma Venecia close coupled dual flush toilet suite (full vitreous china)
- Quality vanities with melamine doors from Polytec, Laminex and Formica
- One colour per vanity cabinet
- Raised Manooga Cove vanity basin including 40mm square edge Caesarstone benchtop
- Drawers or open shelf to vanity unit (as displayed)
- Chrome plated square floor wastes
- Stainless steel line drainage grate to showers (as displayed)
- Wall recess to showers (as displayed)
- Alder Star chrome double towel rail to the bathroom, and ensuite
- Alder Star chrome single towel rail to the powder room
- Alder Star chrome toilet roll holder to all WC's
- Alder Alto chrome soap holder to all showers and baths
- Generous selection of quality ceramic tiles (including imported tiles)
- 2.0m high tiling to shower areas
- 1.2m high wall tiling to bathroom and ensuite
- 1 row of skirting tiles and 1 row above vanities to separate WC, ensuite WC, and powder room
- Leak Guards to shower taps
- European style inspired wall mounted vanities

Note: Homes on display may include additional upgraded items / products which do not form part of the standard house inclusions. (Refer to Allworth Masterbuilt Homes price list for "model displayed" inclusions.)

Note: Specification may change without notice. Allworth Masterbuilt Homes reserves the right to change nominated suppliers or substitute with comparable product or inclusion. Not included in specification (but not limited to) are floor coverings, carpet, timber or tile floors (excluding wet areas), light fittings, furnishings and decorator items, fireplaces, flyscreens, air conditioning, wall paper or painted feature walls, BBQ, curtains and blinds, door closers or deadlocks, alfresco ceiling fans, music systems, timber decks, landscaping and driveways.

