

DESIGNER Inclusions



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In collaboration with our Interior Designers and taking on board our valued customer feedback we proudly offer our Designer Inclusions. A comprehensive combination of inclusions focusing on quality, style and comfort. Designed to be a starting point these inclusions can be fully customised to suit your style and taste.



Highlights

Our inclusions showcase a selection of carefully chosen premium features that provide unmatched comfort and enduring style. Here are some key highlights that come standard in our inclusion range.

Kitchen

- ✓ 2 Pac painted kitchen doors and panels.
- ✓ 20mm Caesarstone (Silica Free) benchtops to kitchen and pantry bench cupboards.
- ✓ 1050mm wide, 40mm Caesarstone benchtop to kitchen island bar.
- ✓ Walk in pantry fit out with bench cupboards and overhead units.
- ✓ Double bowl under mount stainless steel sink.
- ✓ Bosch appliances including integrated dishwasher and rangehood.

Bathrooms

- ✓ Porcelain tiles to Bathroom, Ensuite, Laundry & WC (extent design specific).
- ✓ Frameless pivot door shower screens.
- ✓ Dual flush rimless toilets with ceramic cistern and soft close seat.
- ✓ Selection of ceramic vanity basins with pop up wastes.
- ✓ Phoenix Vivid chrome tapware.
- ✓ Towel Rail, Toilet Roll Holders and Hand Towel accessories.

Comfort & Energy

- ✓ 7 Star energy rating.
- ✓ Powder coated aluminium double glazed thermally broken awning and fixed windows throughout.
- ✓ Powder coated aluminium double glazed sliding door/s.
- ✓ Actron reverse cycle zoned ducted air conditioning to all living areas and bedrooms. (Zoning configuration is design specific).
- ✓ Three phase underground power up to 10 metres from existing electrical connection pit.
- ✓ 6.6kW grid connected solar electricity system with three phase inverter.
- ✓ LED 90mm fixed down lights throughout.
- ✓ Wi-Fi access point/s to boost Wi-Fi signal through the home.
- ✓ EV Charger ready three phase (32A) circuit to garage.

Finishes

- ✓ Taubmans three coat system to all internal walls (washable, one colour).
- ✓ Closed timber tread staircase suitable for polishing (design specific).
- ✓ Engineered timber floating flooring installed with no trims.
- ✓ Selection of Carpet with premium underlay.



EXTERIOR

Site & Services

- ✓ Connection costs included to standard building allotment of up to 600m2 with a maximum of 300mm of fall over the building area.
- ✓ Set back to front of house of maximum 6 metres.
- ✓ Dry water tapping and water meter connection inside lot.
- ✓ Three phase underground power up to 10 metres from existing electrical connection pit.
- ✓ Class "M" 385mm engineer designed concrete waffle slab to house, garage, porch and alfresco (design specific).
- ✓ Homeguard Termite protection to all pipe penetrations and perimeter walls of the home.

Structure

- ✓ Kiln dried pine wall framing, with maximum 450mm centre studs to all external walls.
- ✓ Engineered first floor joist system with particle board flooring (two storey homes only).
- ✓ Engineered 22.5° pitch pine roof trusses.

External

- ✓ BHP Colorbond steel roofing or a selection of Monier concrete roof tiles.
- ✓ BHP Colorbond steel fascia, gutter and cappings.
- ✓ BHP Colorbond 100x50 down pipes.
- ✓ Rendered Hebel or similar AAC panel system.
- ✓ Selection of Austral bricks with rolled mortar joints.
- ✓ Brickwork over all windows and external doors (design specific).
- ✓ Lightweight rendered cladding to upper floor walls.

Windows and Sliding Doors.

- ✓ Powder coated aluminium double glazed thermally broken awning and fixed windows throughout.
- ✓ Window locks to all opening windows.
- ✓ Nylon mesh flyscreens to all opening windows.
- ✓ Powder coated aluminium double glazed sliding door/s.

External Doors

- ✓ Selection of 920mm Hume Savoy clear glazed entry door (2340mm high) stain finish.
- ✓ Gainsborough Trilock entry lever set.
- ✓ Sectional Colorbond panel lift door to Garage.
- ✓ Remote control garage door with two (2) controllers.
- ✓ Wall button control for garage door opener.





FIXTURES & ENERGY

Energy performance and Insulation

- ✓ 7 Star energy rating.
- ✓ R1.3 Anticon blanket to underside of Colorbond roofing or Roof Sisalation installed directly under roof tiles.
- ✓ R6.0 ceiling insulation to roof areas with R2.0 to perimeter (excludes Garage, Porch and Alfresco ceilings).
- ✓ Vapour permeable wall wrap.
- ✓ R2.5 Wall Batts to external walls and Garage/home internal wall.
- ✓ R4.0 Batts to mid floor between levels of two storey designs.

PV Solar

- ✓ 6.6kW grid connected solar electricity system with three phase inverter.

Wall & Ceiling Linings

- ✓ 2590mm (nom) ceiling height to single storey homes.
- ✓ 2740mm (nom) ceiling height to ground floor of two storey homes with 2440mm or 2550mm (nom) to upper floor (design specific).
- ✓ Plasterboard ceiling lining on laser levelled ceiling battens to all ceilings.
- ✓ Plasterboard wall lining.
- ✓ Square set wall and ceiling junctions throughout.
- ✓ Selection of 67mm x 18mm architraves & skirtings.

Staircase (design specific).

- ✓ Closed timber tread staircase suitable for polishing (design specific).
- ✓ Kiln dried hardwood handrail and posts with stainless steel or matt black balusters.

Internal Doors

- ✓ 2340mm high flush panel doors to ground floor (paint finish).
- ✓ 2040mm high flush panel doors to upper floor of double storey homes (paint finish).
- ✓ Bright chrome hinges and latches.
- ✓ Gainsborough Carla lever sets to all swinging doors.

Cupboards & Robes

- ✓ One white melamine shelf with hanging rail to robes.
- ✓ Four white melamine shelves to linen cupboards.
- ✓ Dual hanging provision to all walk in robes.
- ✓ 2 x 4 drawer tower with adjustable shelves to walk in robe of master bedroom.

KITCHEN & PANTRY

Joinery

- ✓ 2 Pac painted kitchen doors and panels.
- ✓ Selection of 20mm Caesarstone (Silica Free) benchtops to all kitchen and pantry bench cupboards.
- ✓ 1050mm wide, 40mm Caesarstone benchtop to kitchen island bar (design specific).
- ✓ Walk in pantry fit out with bench cupboards and overhead units (design specific).
- ✓ Four white melamine shelves to larder or pantry cupboards.
- ✓ Drawer bank of four drawers including cutlery tray.
- ✓ 2 x three pot drawer banks.
- ✓ Selection of cabinet handles.
- ✓ Double bowl under mount stainless steel sink.
- ✓ Selection of chrome designer side lever hob mixer.
- ✓ Integrated dishwasher provision.
- ✓ Water point to fridge.

Appliances

- ✓ Bosch 900mm electric Induction cook top.
- ✓ Bosch 600mm pyrolytic multifunction oven.
- ✓ Bosch integrated rangehood.
- ✓ Bosch fully integrated dishwasher.





BATH, ENSUITE & LAUNDRY

Laundry

- ✓ Stainless steel under mount laundry tub.
- ✓ Laminated square edge laundry base and overhead cupboards.
- ✓ Selection of 20mm Caesarstone (Silica Free) benchtops.
- ✓ Selection of chrome designer side level hob mixer.
- ✓ Washing machine stop taps concealed inside cabinet.

Bathroom, Ensuite, WC and Powder room

- ✓ 1500mm acrylic white bath tub.
- ✓ Tiled shower base with tiled waste (size design specific).
- ✓ Frameless pivot door shower screen.
- ✓ Floating square edge laminated vanity on tiled recessed kick panel.
- ✓ Selection of 20mm Caesarstone (Silica Free) benchtops to vanity units.
- ✓ Selection of ceramic vanity basins with pop up wastes.
- ✓ Chrome pin lever flickmixer taps to all basins, bath and shower.
- ✓ Phoenix Vivid chrome hand shower on rail.
- ✓ Dual flush rimless toilet with ceramic cistern and soft close seat.
- ✓ Polished edge mirror to full width of vanity above tiled splashback.
- ✓ Towel Rail, Toilet Roll Holders and Hand Towel accessories.

Wall Tiles

- ✓ Selection of 600x300 porcelain tiles to Bathroom, Ensuite, Laundry & WC (extent design specific).
- ✓ Tile skirting to Bathroom, Ensuite, WC and Laundry.
- ✓ Selection of tiles to kitchen splashback.
- ✓ Selection of tiles to laundry splashback.



FINISHES & COMFORT

Paint

- ✓ Taubmans low sheen acrylic to all external paintable surfaces (one colour).
- ✓ Taubmans low sheen acrylic to all external doors (one colour).
- ✓ Taubmans low sheen acrylic to all eaves and external ceilings (builders white).
- ✓ Taubmans low sheen three coat system to all internal walls (washable, one colour).
- ✓ Taubmans three coat flat acrylic to all internal ceilings (one colour).
- ✓ Taubmans semi-gloss enamel to all architrave, skirting and doors (one colour).

Electrical, TV & Data (design specific).

- ✓ Double power points throughout.
- ✓ LED 90mm fixed down lights throughout.
- ✓ External LED flood light outside Laundry.
- ✓ Sealed exhaust fan over shower areas and internal non-vented WC's.
- ✓ Television Aerial connected to 2 x TV points.
- ✓ Hard wired smoke detector/s.
- ✓ Fibre Optic Hub Cabinet to garage with 3 x data points to home.
- ✓ Wi-Fi access point/s to boost Wi-Fi signal through the home.
- ✓ EV Charger ready three phase (32A) circuit to garage.

Hot Water Service

- ✓ 302ltr Heat pump hot water service.

Heating & Cooling

- ✓ Actron reverse cycle zoned ducted air conditioning to all living areas and bedrooms. (Zoning configuration is design specific).

Floor Coverings

- ✓ Selection of engineered timber floating flooring installed with no trims to areas nominated in standard plan.
- ✓ Selection of Carpet with premium underlay to areas nominated in standard plan.
- ✓ Selection of 600x300 porcelain tiles to floors of Bathroom, Ensuite, Laundry & WC.



FINALIST 2023
HIA Victorian
Custom Built Home
\$1 million - \$1.5 million



FINALIST 2023
HIA Victorian
Custom Built Home
\$750,000 - \$1 million



WINNER 2018
HIA Victorian
Project Home



WINNER 2018
HIA Victorian
Project Home
over \$400,001