



4 Façades to choose from | Bardon Façade shown

ABBY 230 BP

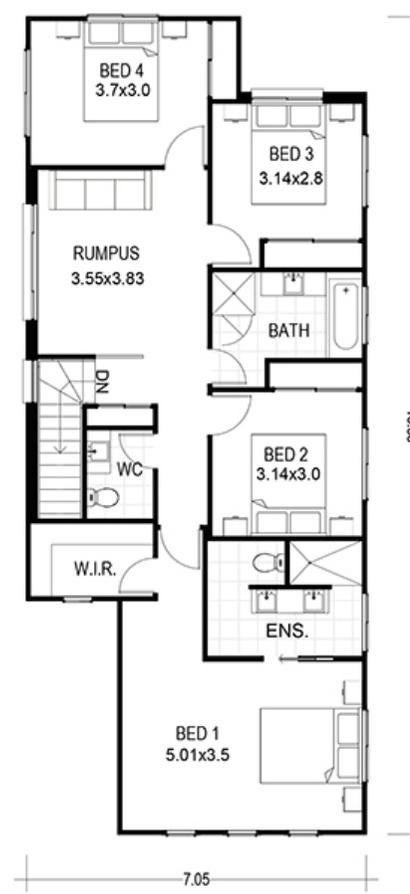
4
Beds

2^{1/2}
Baths

2
Garages



LOWER LEVEL



UPPER LEVEL

Available on lots 5, 6, 7, 8, 9, 10, 11, 15, 19, 20, 21, 23, 24, 25, 26 and 27

KEY DESIGN FEATURES

2700mm high raised ceilings to lower level of home

900mm appliances

Extra split system to Master Bedroom

Kitchen and Bathroom Bundles (refer to page 20 and 21)

FLOOR AREAS

Lower Living Area: 108.8m²

Upper Living Area: 105.6m²

Porch Area: 2.3m²

Patio/Alfresco Area: 13.3m²

Total Floor Area: 230.0m²

HOME DIMENSIONS

Width: 8.3m

Length: 20.0m

Measured brick-to-brick



Façade Upgrade Options
Abby & Ava Series

1. Newport Façade
\$12,000
2. Bardon Façade
\$12,000



- Ducted Air Conditioning
- Allows up to 10 zones
 - MyAir Tablet

Single storey \$8,000
Double storey \$10,500

PHOTO OF TABLET TO
COME



2



3



1. Pot Drawer
2. Undermount Sink
3. Kitchen Mixer

INCLUSIONS

- Two (2) banks of three (3) pot drawers
- Undermount sink
- Amando Luz Kitchen Mixer
- Soft close doors to kitchen cabinets
- Soft close to pot drawers
- Soft close to cutlery drawers

1



2



3



4



1. Tony Bath Spout
2. Tony Wall Mixer
3. Tony Shower Rail
4. Shower Smart Tile Waste

INCLUSIONS

- Two (2) shower niches
450mm x 450mm
- Full height tiles to showers
- Semi-frameless shower screen
- Smart tile waste to bathroom and ensuite
- Four (4) Tony basin mixers
- Tony toilet roll holder
- Tony towel rail
- Tony shower rail
- Tony bath spout
- Three (3) Tony wall mixers



Images are for illustrative purposes only.

GENERAL

- General foundations designed to a "H" soil classification
- Engineers report and contour survey (soil test, slab and footing design)
- Minor earthworks and block scraping only
- Building application fees included for all council authorities
- Temporary power pole if required
- Temporary fencing if required
- Build to boundary requirements
- Six (6) years and three (3) months structural guarantee
- 12 month defect liability period
- Quality control final inspection conducted by Company Director or General Manager

ELECTRICAL

- NBN Ready – your new home will be set up for future connection to the National Broadband Network. Note: This does not include connection to the NBN or the installation of fibre optic cables and equipment.
- Ceiling fans to bedrooms, living and alfresco areas
- Exhaust fan to bathrooms and ensuites. Note: One (1) to WC and powder room only if a window is not on the plan
- Gas connection to mains if available including meter box
- Double internal power points, one external
- 6.0kW (split system) air conditioning to living room
- LED downlights throughout

KITCHEN

- Abey stainless steel 1 & 3/4 top mounted kitchen sink
- Mixer Tap
- 20mm Silestone® benchtops in the kitchen with laminated cabinets
- 60cm stainless steel under bench oven, gas hot plates, dishwasher and slide-out or canopy ducted rangehood
- Plumbed water tap in fridge space (hidden behind overhead cupboards)
- Bulkhead above kitchen overhead cupboards

BATHROOMS

- Vitreous china round or square basins
- Builders Range of quality mixer taps
- Framed glass shower screens – with glass pivot doors
- 20mm Silestone® benchtops in ensuite and bathroom with laminated cabinets
- Bathtub – white acrylic – size as specified on plans
- Shower base – tiled as shown on plans
- Privacy locks to bathrooms and toilet
- Dual Flush toilets with soft close lid and seat

INTERNAL

- Front door entry lock - Trilock
- Plasterboard lining with 90mm cornice
- 68mm x 12mm skirting – splayed
- 42 mm x 12mm architraves – splayed
- Choice of wall and floor tiles up to
- 500mm x 500mm from Builders Range to areas as indicated on plans
- Blockout roller blinds to all windows and sliding doors, from Builders Range (excludes stairwells, obscured glass and kitchen windows)
- Vinyl sliding doors to wardrobes
- Quality light fittings supplied and fitted from Builders Range



EXTERNAL

- Maintenance free Colorbond® fascia and gutter system
- Corrugated Colorbond® roofing
- R 2.5 batt insulation to ceiling
- Builders thermal wrap to all external walls
- Quality entrance doors by Corinthian or equivalent
- H2 treated frame and roof trusses
- Alfresco under main roof with tiled floor
- 45m of sewer drain including under slab
- 6m setback for electrical main single phase
- Termite barrier installed in accordance to the National Construction Code of Australia
- Rendered front façade with 1 metre returns
- Face brick to side and rear of home with off white mortar (double storey homes may vary)
- Gas continuous flow hot water system
- Aluminium windows and sliding doors –powder coated with locks to windows and doors
- Barrier (security) screens to glass sliding and hinged doors and opening windows (excluding garage rear door)
- Colorbond® sectional panel-lift garage door with two (2) remote control units and one (1) wall remote
- Site clean up
- Two (2) up-and-down lights to front elevation
- Landscape package including driveway, path to entry, timber fencing, turf, plants and shrubs, letterbox, clothesline with slab, stone pathway to side of house
- 1020mm front entry door from Builders Range (plan permitting)
- Deadlock to garage rear door

