Complete TURNKEY inclusions at no extra cost

Sale

Hurry, limited time only!

ournewhome
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Complete Turnkey Inclusions
Enjoy $65,000 (retail value) at no extra cost!!

- Colour on concrete driveway and front path (up to 30m²)
- Alarm System with up to 3 internal sensors inc. panel to walk in robe and key pad to entrance inc single power point
- Full share 1800mm high fencing to sides and rear boundaries (note fence finishes inline with house one side and butts up to the rear of the garage other side) Fencing type allowed colourbond / timber capped with 125 x 75mm exposed posts / timber paling.
- Provide 1800mm high wing fence & 900mm wide gate to side of house (if req). Fencing type allowed colourbond / timber capped with 125 x 75mm exposed posts.
- Flyscreens to all openable windows.
- Front landscape garden package including mixture of mulch, pebbles, rocks, garden bed with 150mm plants, dripper system, electronic battery operated timer, 2 of 1200mm high trees to front of dwelling and concrete letterbox to suit style of home (choice of 4 designs)
- Rear landscape gardens package including mulched garden bed with trees to rear boundary, natural turf, topping to remainder of land to rear and side boundaries, dripper system connected to tap, fold away clothes line with 3m² of coloured on concrete pad
- 12m² extra colour on concrete to rear or under alfresco or tiles to alfresco (job specific)
- Holland blinds to all windows and doors (except front door and side light)
- 20mm stone benchtop to kitchen
- 900mm stainless steel freestanding cooker and rangehood
- 2590mm ceilings to ground floor (2440mm to upstairs of double storey)
- Split system air conditioner (3.3kw) cooling only including isolation switch and condenser to be wall mounted. Note- installation price include condenser and head unit to be installed to an external wall within 3m of each other
- TV Antennae to roof including connection to internal TV points
- Gallerie Colour Appointment with one of our Interior Decorator Professional
**Kitchen Appliances**

- **Oven**: Stainless steel 600mm fan forced oven.
- **Hot Plate**: Stainless steel 600mm gas cook top with wok burner.
- **Rangehood**: Stainless steel 600mm wide canopy range hood.
- **Dishwasher**: Stainless steel dishwasher.
- **Sink**: Double bowl stainless steel sink.
- **Tap**: Flickmixer tap, chrome finish.

**Cabinetry**

- **Cupboards**: Fully lined melamine modular cabinets.
- **Doors/Drawers**: Standard laminate from builder’s pre determined colour boards.
- **Microwave Provision**: Standard laminate including single power point.
- **Kitchen Bench Top**: Laminate square edge from builder’s pre determined colour boards.
- **Vanity Bench Tops**: Laminate square edge from builder’s pre determined colour boards.
- **Handles**: Selected from builder’s pre determined colour boards.

**Bathroom & Ensuite**

- **Basins**: Vitreous china vanity basin (white).
- **Mirrors**: Polished edge mirrors full length of vanity.
- **Bath**: Acrylic bath (white) in tiled podium.
- **Shower Bases**: Tiled shower bases with waterproof system throughout.
- **Shower Screens**: Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.
- **Taps**: Chrome mixer tapware.
- **Shower Outlet**: Hand held shower, rail and slider in chrome finish to ensuite and bathroom.
- **Toilet Suite**: Vitreous china, close coupled toilet suite in white with soft close top.
- **Accessories**: 600mm single towel rail and toilet roll holder in chrome finish.
- **Exhaust Fans**: 250mm exhaust fans including self sealing air flow draft stoppers.

**Ceramic Tiling**

- **Wall Tiles**: Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder’s pre determined colour boards.
- **Floor Tiles**: Floor tiles to ensuite, bathroom, laundry and WC. Selections as per builder’s pre determined colour boards.
- **Floor Coverings**: Builders range laminated flooring as shown on plan. Selection as per builder’s pre determined colour boards.

**Carpet**

- **Carpet**: Carpet to area’s not tiled or with laminate flooring. Selections as per builders pre determined colour boards and as shown on plan.

**Paint – 2 Coat Application**

- **Timberwork**: Gloss enamel to internal doors, jambs & mouldings.
- **Ceilings**: Flat acrylic to ceilings.
- **Internal Walls**: Washable low sheen acrylic to internal walls.
- **Entry Door**: Gloss enamel to front entry door.
- **Colours**: Colours selected as per builder’s pre determined colour boards.

**External Features**

- **Brickwork**: Clay bricks from builder’s pre determined colour boards.
- **Mortar Joints**: Natural colour rolled joints.
- **Front Elevations**: As per Working Drawings. Acrylic render to selected areas as per plan (Product Specific).
- **Windows**: Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.
- **Entry Frame**: Aluminium, powder coat finish, (Product Specific).
- **Front Entry Door**: Feature front door as per facade with clear glass.
- **Door Furniture**: Front Door: Entrance lockset in polished stainless steel with deadbolt. (Product Specific).
- **Ext. Hinged Door**: Entrance lockset in polished stainless steel to external door.
- **Infill over windows**: Brick to front facade windows. Painted cement sheet infill above side and rear elevation windows and doors.
- **Door Seal**: Door seal and weather seal to all external hinged doors.

**Insulation**

- **Ceiling**: Installation requirements as per 6 Star energy report.
- **External Brickwork**: Glasswool wall batts including salsation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap will be sealed around openings in accordance with energy rating assessor’s report. 6 Star standard compliant (excluding double glazing and low E).
**Garage**

**General**
Garage with tiled hip roof including colourbond sectional overhead door with remote control, painted finish infill over garage door, plaster ceiling and concrete floor.

**External Walls**
Brick veneer (on boundary wall or product specific if required).

**Pedestrian Door**
Door: Weatherproof flush panel, low sheen acrylic paint finish. (Product Specific).

**Door Frame**
Aluminium powder coat finish.

**Door Furniture**
Entrance lockset.

**Internal Features**

**Doors**
Flush panel, 2040mm high. Either hinged or sliding as per plan.

**Door Furniture**
Lever door furniture in polished chrome finish to all rooms.

**Mouldings**
67 x 18mm Beveled MDF skirting & 67 x 18mm MDF beveled architraves.

**Door Stops**
Plastic white door stops to hinged doors (where applicable).

**Door Seals**
Door seal to nominated internal doors. Note: This will be in accordance with energy rating assessor’s report.

**Hot Water System (Estate Specific)**

**Hot Water**
Chromogen Solar hot water system with storage tank, two roof mounted collectors (orientation dependent) and continuous mains pressure gas booster.

OR Chromogen gas continuous flow water heaters (up to 27 sq.’s - 20 L/M Unit & 28 sq.’s and above 26 L/M unit). Note: Continuous flow water heater will be used in estates where recycled water is available.

**Laundry**

**Trough**
Stainless steel tub and melamine cupboard with bypass.

**Tap**
Flickmixer tap, chrome finish.

**Washing Machine**
Chrome washing machine stops/taps.

**Plaster**

**Plasterwork**
10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough, 75mm cove cornice throughout.

**Plumbing**

**Taps**
2 No. external taps (1 to front water meter and 1 next to laundry exit).

**Roofing**

**Pitch**
Roof pitch to be 22.5 degrees.

**Material**
Concrete colour on roof tiles from builder’s pre determined colour boards.

**Fascia & guttering**
Colourbond fascia, guttering and downpipes.

**Heating**

**Heating**
Gas ducted heating to bedrooms and living areas, (excludes ‘wet areas’). Total number of points and unit size product specific.

**Framing**

**Framing**
Engineered pine wall frame and roof trusses.

**Storage**

**Shelving**
Walk In Robe: One white melamine shelf with hanging rail.

**Robes**
One white melamine shelf with hanging rail.

**Pantry/Linen**
Four white melamine shelves.

**Robes**
2040mm high readicote flush panel hinged or sliding doors as per plan.

**Pantry/Linen**
2040mm high readicote flush panel, hinged door(s).

**Handles**
Handle in polished chrome finish.

**Ceilings**

**Height**
2440mm (nominal) height throughout.

**Electrical**

**Internal Lights Points**
100mm diameter 240V downlights fittings (colour – white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).

**External Lights**
100mm diameter fixed 240V white recessed downlight to front entry and alfresco. Weather proof Para flood light to rear as per drawings.

**Power Points**
Double power points throughout excluding dishwasher and fridge space.

**TV Points**
Two points including 5 metres of coxial cable to roof space (one to main bedroom and one to living area).

**Telephone Point**
Two pre-wired telephone points to kitchen & Master Bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - basic pack only.
Switch Plates: White wall mounted switches.
Smoke Detector(s): Hardwired with battery backup.
Safety Switches: RCD safety switch and circuit breakers to meter box.

**Site Conditions / Foundations**

**Foundation Class**: Up to Class ‘P1’ rigid concrete slab (no piers or suspended slab allowed) with a maximum of 500mm fall over allotment. If fill shown on allotment, lot specific level 1 compaction report required or extra charge may apply. Allotment up to 600m² with a maximum setback of 5m to the house.

**Temporary Fencing**: Supply and hire of temporary fencing to site where required to council requirements.

**Silt Fence**: Supply and hire of environmental silt fence to front of property as required by council.

**Rock Allowance**: Allowance of rock excavation and removal (if explosives or core drilling required, extra charge will apply).

**Termite Treatment**: Termite spray system where required by relevant authority.

**Angle of Repose**: Home to be sited to a minimum of three metres off easement. If sited closer then additional charges may apply.

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**Structural**

**Warranty**: 10 year structural warranty and 3 month maintenance warranty.

**Connection Costs**

Connection of services (dry tapping water connection, gas electricity, sewer, stormwater and telephone conduit where allowed). Does not include electricity and telephone consumer account opening fees. NBN basic, including enclosure, cable, telephone points / 1 of data point, NBN conduit and connection point.

**Double Storey Houses**

**Staircase**: Pine closed stringers, with MDF treads and risers with carpet cover. Pine No.8 wall rail. (dwarf walls by AHB).

No balustrade. Pine closed stringers, with MDF treads and risers with carpet cover. Pine posts and Pine balusters, with Pine No.8 rails.

**External Ground floor**: Clay bricks from Builder’s range

**External First Floor**: Clay bricks and rendered lightweight or painted FC sheet cladding to first floor (design specific).

**Balcony Balustrade**: Facade Specific

**Balcony Tiling**: Ceramic Tiles (Builder’s range)

The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes.
Changes maybe made subject to Res Code requirements. Window and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fee applies.