

Home buying made *easy*



FIXED SITE COSTS

- Site costs and connections are based on an allotment of up to 450 square metres. There is a maximum 5 metre setback to house and 300mm fall over the building platform. Connection to stormwater and sewer points are provided within the building lot. Single phase underground power up to 12 metres from the pit and same side dry water tapping. Engineer designed concrete waffle raft slab. Temporary fencing to front boundary in accordance with relevant council requirements. Crushed rock to driveway area to enable heavy vehicle access to site. Includes part A termite treatment
- Soil test with three bore holes
- 100mm stormwater drains

FRAMING

- 90mm pine wall frames with stabilised pine roof trusses

EXTERNAL

- Selection of bricks
- Natural rolled joints
- Profiled concrete roof tiles
- Brickwork over all windows and external doors (house and façade dependent)
- Colour-bond metal fascia, gutter and downpipes
- 450mm-wide eaves to first floor of double storey homes including in-fills over windows where required
- Facade with part render in up to two colours (façade dependent, excludes feature finishes)
- Rendered foam to top section of double storey extending down to lower storey roof areas

GARAGE

- Brick veneer garage including sectional overhead door to front (garage size product specific)
- Painted fibrous cement sheet over garage door opening single & double storey homes

WINDOWS

- Designer aluminium feature windows to front facade
- Aluminium windows to remainder of house

ENERGY EFFICIENCY

- Ceiling batts to tiled roof areas (excluding garage, porch and alfresco ceilings), achieving a minimum six star energy rating on any orientation
- Wall batts to external house walls (including garage/house common wall), achieving a minimum six star energy rating on any orientation
- Foil wrap to external walls including garage (excludes garage/house common wall)
- Weather seals to all external doors and aluminium windows
- Self-sealing exhaust fans
- Solar hot water service with gas-boosted continuous flow assistance

ELECTRICAL

- Double power points throughout home
- Single power point to dishwasher provisions
- Exhaust fans above all showers and where required
- Hard-wired smoke detectors
- One television point (with five metres of coaxial cable left in ceiling for future antenna connection by others)
- Ceiling batten lights as per detailed electrical plan including energy saving light globes and shades

HEATING

- Gas ducted heating with ceiling vents, including programmable thermostat

CEILINGS, CORNICES, SKIRTING & ARCHITRAVES

- 2590mm nominal ceiling height to ground floor of double storey homes
- 2440mm nominal ceiling height to single storey homes and to the first floor of double storey homes
- 75mm cove cornice to house and garage
- DAR 67mm x 12mm skirting boards and DAR 42mm x 12mm architraves throughout the home

DOORS

- Front entry door: Corinthian PURB2 two panel (2040mm x 820mm)
- Internal doors: 2040mm high hinged flush panel
- External Garage access door: 2040mm high flush panel
- External aluminium sliding door with clear glazing to Alfresco, Laundry and Balcony (house and façade dependant)

DOOR FURNITURE

- Front entry door: Lockwood Symmetry Series Manor entry set
- Rear garage access doors: Lockwood Symmetry Series Manor entry set
- Internal doors: Lockwood Velocity Series lever handles to passage doors
- Robe and linen cupboard doors: chrome cylinder knobs
- Chrome hinges, latches and striker plates throughout home

KITCHEN

- Designer Kitchen with oversized laminate square-edged bench tops, laminate panels, doors and 16mm end panels to cabinets & the island bench
- Pantry with four white melamine shelves
- Full width laminate overhead cupboards (house specific)
- Tiled splashback, including behind rangehood (house specific) from the Easy Living Selection Boards
- Dishwasher space with connection provisions
- Double-bowl, top mount stainless steel sink
- Designer cabinet handles

KITCHEN APPLIANCES

- Technika 900mm-wide, duel fuel upright cooker with wok burner
- Technika 900mm-wide, stainless steel canopy rangehood vented through the external wall on double storey and to roof space on single storey

LAUNDRY

- Metal cabinet with 45 litre stainless steel trough including bypass
- Tiled splashback

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BATHROOM

- Vitreous china hand basin with chrome waste outlet
- Designer laminate floating vanity unit on a laminate pedestal with laminated square-edge bench top
- Semi-frameless 2000mm high designer shower screen with pivot door and clear safety glass
- Shower recess with tiled shower base and tiled waste outlet
- Polished-edge mirror to width of vanity unit above tiled splashback
- Feature designer acrylic bath
- Bright Silver square tile trim to bath
- Designer cabinet handles

ENSUITE

- Vitreous china hand basin with chrome waste outlet
- Designer laminate floating vanity unit on a laminate pedestal with laminated square-edge bench top
- Semi-frameless 2000mm high designer shower screen with pivot door and clear safety glass
- Shower recess with tiled shower base and tiled waste outlet
- Polished-edge mirror to width of vanity unit above tiled splashback
- Designer cabinet handles

POWDER ROOM (DOUBLE STOREY ONLY)

- Vitreous china hand basin with chrome waste outlet
- Designer dropped-front vanity bench top
- Polished-edge mirror

TOILET

- Close coupled vitreous china dual flush toilets with soft closing seats

TAPWARE

- Chrome mixer with slide rail to Ensuite shower
- Chrome mixer with Euro outlet to Bathroom shower
- Chrome mixer with wall outlet over bath
- Chrome mixers to all hand basins
- Chrome mixer tap with pull out Veggie spray to Kitchen
- Chrome mixer tap to Laundry trough
- Chrome washing machine connections (wall mounted)
- Two garden taps, one inside front boundary and one attached to the house

PLUMBING

- Concealed plumbing waste pipes (excludes bath waste at ground level)

ROBES & LINEN

- White melamine shelf with chrome hanging rail to robes
- Four white melamine shelves to linen cupboards

STAIRS (DOUBLE STOREY ONLY)

- Craftsman custom wood staircase with newel post, black wrought iron balusters and feature stained KDHW handrail and bottom tread

FLOOR COVERINGS

- Ceramic floor tiles to Entry, Living, Meals, Kitchen, Powder Room (house specific), Laundry, Ensuite, Water Closet and Bathroom
- Tiled skirtings to wet areas
- Carpet to the remainder of the house

WALL TILES

- Ceramic wall tiles to Powder Room (house specific), Laundry, Ensuite and Bathroom

PAINT

- Dulux Professional Premium matt paint to all internal walls (three coats)
- Dulux Professional flat acrylic paint to ceilings (two coats)
- Dulux gloss enamel paint to all interior timberwork
- Dulux exterior acrylic paint to all exterior timberwork

ALFRESCO

- Undercover Alfresco area complete with plaster-lined and painted ceiling with one ceiling batten light point (house specific)
- Brick pier to Alfresco

BALCONY (DOUBLE STOREY ONLY, FACADE DEPENDENT)

- Ceramic floor tiles
- Feature balustrade (facade dependent)

QUALITY INSPECTIONS

- Independent quality inspections throughout building process

ALL EASY LIVING HOUSE & LAND FIXED PRICE PACKAGES INCLUDE

- Developer requirements
- Council requirements
- Material Handling
- Shade cloth protection to double storey homes
- Part B termite treatment
- Site conditions - upgraded slab and mesh to suit site specific soil profile.
- Rock removal, Asset protection fees, Council infrastructure levy and any bushfire protection measures