STANDARD INCLUSIONS
A Designer or DualOcc by Metricon home places an emphasis on beautifully designed, expansive light-filled spaces. And in true Metricon style, it’s about affordable luxury.

We’ve collated the perfect collection of inclusions to help you create the ultimate designer space. Create a home that is styled and finished to your own personal tastes to ensure you’ll always love where you live.
STYLISH + INNOVATIVE INCLUSIONS

KITCHEN

Images depict items not supplied by Metricon, namely landscaping. Images feature upgrade items, namely tiles above rangehood, overhead cabinetry and shelving, 900mm appliances, upgraded tapware, pendant lights and floor tiles. Only the items listed in this brochure are included as part of the Designer & DualOcc inclusions.

Caesarstone® Benchtops

Choose from 9 Designer colours

Ocean Foam
Osprey
Creme Brule
Shitake
Wild Rice
Urban
Night Sky
Ice Snow

- Enjoy the exceptional beauty, strength and durability of 20mm Caesarstone® benchtops available in a range of on-trend colours. Combining leading edge technology, colour and design innovation, Caesarstone® delivers the ultimate kitchen working surface.

Cabinetry

- Laminate finish cupboards in the standard builder’s range of laminates to all underbench cupboards and two overhead cupboards (one each side of rangehood, each up to 800mm wide)
- Add the finishing touches to your kitchen with a choice of handles from our Category 1 Designer range.

Pantry Shelving

- Melamine shelving to pantry

Tapware

- Base Mk2 kitchen sink mixer tap
- Base Mk3 1200mm, 1.75 end bowl stainless steel kitchen sink

Splashback

- Ceramic tiled splashback (as nominated on the Master Plan)

You’ll love your beautifully finished kitchen, with your choice of stunning Caesarstone® benchtops and stylish tapware designed to make a statement.
Discover the latest kitchen appliances from Technika’s stylish collection.

Their range of European inspired, innovative and functional ovens, cooktops, rangehoods and dishwashers bring the very best European technology to your kitchen today.

Technika 600mm Gas Cook Top [H640STXFPRO-3]
- 4 gas burners including wok burner
- Front control knobs
- Electronic knob ignition
- 3 year warranty

Technika Stainless Steel Electric Under Bench Oven [BG8SS-5]
- 83 litre XL oven capacity
- Soft close oven door
- 8 cooking functions
- Premium oven door seal
- 3 year warranty

Technika Stainless Steel Canopy Rangehood [CHEM52C6S-2]
- Airflow 760 m³/hr
- 3 speed push button control
- 2 x aluminium filters
- 3 year warranty

Technika Stainless Steel Dishwasher [TDX6SS-5]
- 14 place washing settings
- 6 program inc. half load cycle
- 4.5 star water rating
- 3 year warranty

Images feature upgrade items not included in the Designer & DualOcc Inclusions namely feature tiling.

Only the items listed in this brochure are included as part of our Designer & DualOcc Inclusions.
Create a sophisticated haven for relaxation with the latest bathroom finishes and accessories.

**Baths and Showers**
- Clear toughened glass shower screens
- PVC wall panels in the standard builder’s range of colours
- Base 1560mm freestanding bath with chrome waste
- Chrome square floor wastes where required

**Designer Vanities**
- Laminate finish vanities with post formed benchtops in the standard builder’s range of laminates and door handles

**Taps**
- Bathroom basin mixer
- Bathroom bath mixer with
- Shower riser kit

**Bathroom Accessories**
- Phoenix Gen X range towel rails/rings and toilet roll holders in chrome

**Toilets**
- American Standard Heron Square white vitreous china close coupled toilet with soft close seat and chrome mini cistern stop tap

**Mirrors**
- Large high mirrors with powder coated aluminium frames same width as vanity as per plans

**Ceramic Tiling**
- Ceramic tiles to standard wet areas (as nominated on the master plan)
- Base 300mm high tiles to shower and 1000mm high tiles to bath
- Laundry and toilet floor areas (as nominated on the master plan)

**Laundry**
- Base Laundry Trough and cabinet with 42 litre stainless steel bowl and powder coated cabinet.
- Tiled splashback over tub
- Rock Solid wall top assembly with Rock Solid benches/hubbie
- External laundry door includes keyed lock for your security (where applicable)

**Freestanding Bath**
- Chrome waste

**DESIGNED FOR RELAXATION**

Create a sophisticated haven for relaxation with the latest bathroom finishes and accessories.

Choose from the standard builder’s range of finishes and designs for a truly unique and luxurious bathroom experience.
Our interior inclusions are designed to exude a premium finish ensuring your home will be a stunning space to live.

Ceilings
- Extraordinarily high 2400mm (nominal) ceiling height to single and double storey homes

Mouldings
- Skirtings and architraves are 67mm high (nominal) paint finish as per builder’s standard range
- 90mm Tru Scotia cornice through home

Paint
- Three (3) coats internal paint system using Dulux Professional paints – two (2) colours allowed (i.e. one (1) colour to walls and one (1) colour to timber work) to paint manufacturer’s standard specifications
- Two (2) coats to ceiling using Dulux Professional ceiling white paint to paint manufacturer’s standard specifications

Doors
- Internal Hume 2040mm high flush panel passage doors – including door stops and lever handles from standard builder’s range

Garage Access
- Garage to house access door included if featured on masterplan

Windows
- Architectural styled powder coated aluminium windows in the standard builder’s range of colours with clear glazing and sills to operate windows

Shelving
- Pantry/Linen – four (4) white melamine shelves
- Robes – six (6) white melamine shelves with hanging rail

Wardrobes
- Aluminium framed Polytec melamine 2065mm high sliding robe doors (flush panel hinged doors to walk-in robes)

Walls
- Three (3) coat Dulux Professional wall paint system to all internal walls
- Quality two (2) coat Dulux Professional white ceiling paint
Metricon has cleverly amplified the flow between indoor and outdoor spaces in its range of home designs, taking its stylish exterior and outdoor rooms to a level that can only be described as ‘resort inspired’.

Facade
- Extensive range of clay bricks from the builder’s standard range
- Off white coloured mortar with ironed joints
- Colorbond® fascia, gutter and downpipes in the standard builder’s range of colours
- Light weight cladding to first floor of home (design specific)

Garage
- Colorbond® Slimline panelift door to fit front facade of the garage in the standard builder’s range of colours
- Auto garage door opener with two handsets

Front Door
- Painted timber entry door frame with clear glass sidelites if applicable (façade specific)
- Hume Trend series 2040mm x 820mm painted external front hinged door
- Hume Solicore series 2040mm x 820mm flush panel painted external garage hinged door (if applicable)
- Door stops and lever handles from standard builder’s range

Roof
- Monier™ concrete roof tiles in the standard builder’s range of colours/profiles

Frame
- Termite resistant frame and truss system

Garden Taps
- Two (2) external garden hose taps

Slab
- ‘M’ class concrete slab to suit mildly reactive typical soil description
- Slab extends to outdoor room and portico
- Rebated slab edge to all external sliding doors
- Termite treatment (permeated and rechargeable perimeter system)
SUSTAINABILITY, SITE & CONNECTION

SUPPORTING AN EFFICIENT BUILD

You will love where you live even more knowing your home is as efficient and safe as it is stylish. Plus you can relax knowing all site and construction specifications are handled by Metricon. From pre-construction to the build.

Exclusive Tender Items
- Long service levy
- Development and construction certificate application fees
- Water authority application fees
- Structural engineer’s certification for concrete and steel
- Surveyors and engineers fees
- Site registration survey by registered surveyor
- Soil test by accredited engineer
- All weather access as required by local council
- Identifications survey by registered surveyor
- Identification survey by registered surveyor
- Exhaust fans will only be provided as standard where ventilation is required.

Energy Efficiency
- Ceiling insulation rating R4.0 as required
- Roof sarking under all tile or metal roof areas
- Sisalation wall-wrap (single and double storey) and R2.0 batts to external stud walls
- Energy efficient aluminium windows and sliding door units
- 500 KPA water pressure limiting device
- Thermann 6 star 26 litre continuous flow hot water system (no controllers, pre-set to 50 degrees Celsius and subject to availability of natural gas)
- Thermann 6 star 26 litre continuous flow hot water system pre-set to 50 degrees Celsius (see electrical drawings for details)

Plumbing
- 7 STAR WELS rated water efficient showerheads and tapware

Electrical
- Earth leakage safety switch and circuit breakers
- Clipsal light switches and power points
- One (1) double power point to each room
- Energy efficient externally balasted compact fluorescent lights (C FL’s)
- Two (2) external light points
- All smoke detectors to be hard wired with battery backup as per council requirements
- Earth leakage safety switch and circuit breakers are also fitted.

Safety Features
- Safety is always paramount with smoke detectors hard wired with battery backup as per council requirements
- Earth leakage safety switch and circuit breakers are also fitted.

Pre-Construction
- Your Designer by Metricon contract is a fixed price contract
- All plans – specifications to be supplied
- An engineering soil report and slab design will be undertaken
- Contour survey

Site Works, Foundations and Connections
- Balanced cut and fill excavation for up to 1000mm site fall over the building platform
- Colourbond® 3000 litre water tank
- Sewer and stormwater connections to existing serviceable connection points for sites up to eight (8) metres
- Eight (8) metres plan length of electrical mains
- Water connection from previously water main up to and including eight (8) metre setback to house
- House constructed for N2 wind rating conditions
- No allowance is made for retaining walls
- Internal and external builder’s house clear

Ceiling insulation rating R4.0 as required
Personalising your home to suit your own style is one of the most exciting things about building a house. We’re here to help and make the whole experience easy and uncomplicated. We’ve created Studio M as an inspiring environment that brings together all our stylish fixtures and finishes under one convenient roof. You’re welcome to browse at your leisure, or make an appointment with one of our Home Décor Consultants who’ll give you all the help you’d like. Two hour bookings are available Monday to Friday. Best of all, it’s completely free of charge.

Picking the perfect tiles for your new home is a pleasure, thanks to our unique tile selection studio. No need to waste time going from place to place. We’ve got everything covered, from floor tiles to wall tiles, borders and feature products, grout and trims. Our wide-ranging selection includes a huge choice of sizes, textures and colours. Whether your taste is on-trend or timeless, whether you prefer ceramic, glazed porcelain or fully vitrified porcelain, you’ll find it at our Studio M Inspiration and Tiling Centre. Our experienced consultants will be happy to guide you through the process.

Our consultants provide the benefit of their experience on everything from functional lighting to home automation: USB access, climate control, where to position power points, task lighting, internet, theatre rooms, the exciting possibilities of technology and more. This is the time to think ahead – consider whether you might want to add a pool or an electric gate, and make provision now.

Excellence is the hallmark of everything selected for inclusion in Designer and DualOcc by Metricon homes, to create contemporary living environments people are delighted to call their own. As Australia’s leading home builder, we are attuned to our clients’ wishes and dreams. We bring them to wonderful life through distinctive design thinking enhanced with elegant appointments and luxury inclusions. Our finished creations? Sophisticated living spaces with personality and diversity, finished to the highest level.

DESIGN YOUR DREAM LIFESTYLE

INSPIRATION & DESIGN CENTRES

DESIGNER AND DUAL OCC EXCELLENCE IN DESIGN
40 Years of Innovation

We’re proud to have been building stylish, affordable homes for Australians for over 40 years. That’s a wealth of accumulated experience going into creating your perfect home, making the whole process a pleasure from start to finish.

6 Stage Quality Assurance

Metricon operates to rigorous quality-controlled standards and our 6 Stage Quality Assurance Program really sets us apart. At every stage in the building process, from start to completion, you can rest assured your Metricon home is built to the highest criteria.

Award-winning Home Designs

At Metricon, award winning design is at the heart of all our homes. To receive this continued recognition for our worlshipship, design, innovation and ongoing dedication to the highest standards, is a thrill and a credit to the Metricon team. Our ongoing success at the HIA Awards allows us to showcase the outstanding homes we build and to date, we have proudly won over 100 awards nationally.

25 Year Structural Guarantee

Metricon homes stand the test of time. We’re so confident, we back every one of them with our 25 Year Structural Guarantee. That is 19 years longer than required by law. For you, that’s real piece of mind, and it lasts. For all the details, visit metricon.com.au.

Love Where You Live

Australia’s Leading Home Builder

Metricon always led the way in home design and construction, dedicated to creating homes that meet our customers’ every lifestyle desire. Excellence is our benchmark, reflected in the contemporary style, quality materials and easy-living comfort that characterises every Metricon home.

Flood Price Home + Land

This company at a flood price. You're in good hands with Metricon, since all site preparation costs, such as rock removal if required, levelling, retaining, drainage and connecting utilities, as well as Council and developer requirements, are fixed. That helps ensure a genuinely stress-free process.

Knockdown Rebuild

Knockdown Rebuild gives you all the advantages of a brand new home, just the way you want it, right where you want it. Metricon are specialists in Knockdown Rebuild projects with a dedicated and experienced team of specially trained professionals to deal with your local council and with the construction process.