

2024 EXCLUSIVE

# Say hello to a new standard.

Embracing quality as standard, your inclusions  
have never looked this good!



QUALITY INCLUSIONS

Built for living.  
Built to impress.

Our new quality inclusions have been chosen as the perfect pairing for your thoughtfully designed Elite home.

We've built more into your new home inclusions at no extra cost.



KITCHEN

- Smeg 900mm stainless steel electric free standing oven and gas cooktop.
- Smeg 900mm stainless steel canopy rangehood. Externally ducted on double storey homes.
- Clark double bowl undermount stainless steel sink. Includes two basket wastes.
- Select from a range of Category 5 kitchen handles to all doors and drawers.
- 40mm Caesarstone arris edge benchtop in Builders range of colours. Benchtop into window subject to kitchen design. Includes 1000mm deep island bench.
- Laminex melamine square edge doors and panels to fully lined cabinetry.
- Soft close doors and drawers.
- Up to four pot drawers (subject to available space).
- Overhead cupboards and bulkhead to canopy rangehood wall. Refer to standard plans for dimensions.
- Overhead cupboards and bulkhead to refrigerator space.
- Ceramic tiles to splashback (subject to kitchen design).
- Alder solid brass pull-out mixer tap in chrome finish.
- Dishwasher space with single power point and capped plumbing connection.
- Microwave space with drawer & single power point (subject to kitchen design).

BATHROOM & ENSUITE

- Choice of Clark semi-inset seamless or above counter vitreous china hand basin.
- Choice of Alder extended tap mixers in a range of colours.
- Stylus dual flush vitreous china wall faced close coupled toilet suite with soft close seat and enclosed trap.
- Polished edge floating mirrors mounted on backing board above vanity.
- 20mm Caesarstone arris edge benchtop (in Builders range of colours) to fully lined cabinetry with Laminex melamine square edge doors & panels.
- Decina free standing bath where design permits.
- Semi frameless 2000mm high in-line clear glass pivot shower doors with tiled shower base.
- Full height porcelain wall tiles to Master Ensuite.
- Tiled niche to all shower compartments.
- Alder single lever tapware, hand held shower rose on rail and wall bath outlet. Master Ensuite includes rain head and hand set.
- Alder single towel rail and toilet roll holder in chrome finish.
- Obscure glass and privacy locks to bathroom, ensuite, powder room and WC.
- Externally ducted exhaust fans including self-sealing air flow draft stoppers.

LAUNDRY

- Up to 900mm laundry cabinet with 33mm laminate benchtop and matching overhead cabinets with plaster bulkhead with laminate infill above, 45ltr stainless steel trough and vegie spray tap (space permitting).
- Porcelain floor and skirting tiles to laundry.
- Ceramic tiles to splashback.
- 1/4 turn washing machine taps inside laundry cabinetry.

FLOOR COVERINGS

- Category 4 carpet to nominated rooms as per standard plans.
- Porcelain 600 x 600 tiles to Kitchen, Meals, Entry (as per standard plans) or equivalent engineered timber flooring.

WINDOWS & EXTERNAL DOORS

- 2340mm x 1020 high feature entry door in paint -grade finish, with clear glazing (includes sidelights where applicable).
- Dowell sliding aluminium windows including keyed window locks. Brick infill above windows and sliding doors (excluding garage & facade).
- Gainsborough Contemporary Trilock external door furniture and key in knob entry set to garage access door (if applicable).
- Nylon mesh flyscreens to all openable windows and alfresco door (if applicable).

GARAGE

- COLORBOND® motorised sectional garage door, including 2 remote control units and 1 wall unit.

INSULATION

- R3.5 Glasswool batts to ceiling of roof space with R2.0 to perimeter (excludes garage ceiling space).
- Bradford R2.0 Glasswool batts with reflective foil to external walls & wall between garage and house (excludes garage external wall).

CEILINGS

- 2730mm nominal internal ceiling height, measured overall to frame plates to ground floor. 2580mm ceiling height to first floor of double storey.

EXTERNAL

- PGH builders range bricks up to Group 4 to dwelling and garage.
- Concrete finish to Alfresco and Porch floor (where applicable).

STAIRS

- Victorian Ash stain grade timber staircase. Baluster placement is specific to each home design.

HOT WATER SERVICE

- Rheem 26L/min continuous flow gas hot water service. Placement of unit is at builders discretion.

ROOFING

- COLORBOND® custom orb roofing (excluding sarking) or Monier Atura concrete colour applied roof tile.
- COLORBOND® fascia and slotted quad gutter.

FIXING

- Gainsborough lever passage sets with dummy lever handles. Includes privacy sets to bathrooms, ensuites and powder rooms (where applicable).
- 92x18mm skirtings and 67x18mm architraves to dwelling and garage.
- Flush panel internal doors with door stops and chrome hinges.
- 2340mm high internal doors throughout.
- Twin robe towers to Master Bedroom WIR.
- Single melamine shelf and hanging rail to robes.
- Chrome door stops.

PAINT & PLASTER

- Haymes 3-coat application low sheen acrylic in one standard colour to all internal walls (2-coat application to garage).
- Haymes semi-gloss paint to internal timberwork and doors.
- Haymes flat acrylic to ceilings.
- 75mm cove plaster cornice.

FOUNDATIONS

- Provide 'M-D' Class slab.
- Part A slab penetration termite treatment.
- Part B slab perimeter termite treatment (physical barrier).

HEATING & COOLING

- Up to 7.1kW reverse cycle split system air conditioning unit to living area, and up to 2.6kW to Master Bedroom.
- Additional up to 7.1kW reverse cycle split system air conditioning unit to living area of double storey homes.

ELECTRICAL

- Double power points with LED downlights throughout.
- RCD safety switches (earth leakage detector).
- Smoke detectors interlinked to comply with AS3786.
- One telephone point. TV & data point to Master Bedroom & Family Room (additional points to Living/ Rumpus room if applicable).
- External light point(s) as per standard drawing.
- NBN provision including network hub to the garage.

SERVICES - CONNECTIONS

- Connections are based on a building allotment of up to 650m² with up to 300mm of fall and front building setback of 5m.
- Includes connection of water, sewer, stormwater, NBN conduit & drawstring points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment. Stormwater includes up to 80 Ln.m with up to 7 inlet pits.
- Does not include consumer account opening fees and usage charges. Please discuss with your New Home Specialist if connection to natural gas is unavailable. Service connection points must be of a suitable capacity and located within the building allotment, any upgrades will be at an additional charge to the customer.
- Two external taps.
- Plumbing provision only for connection of client provided rainwater tank to one WC.

FACADE

- 450mm eaves to facade and first floor of double storey homes. See standard plans for additional eaves to return.
- Selected facades are included in your new home base price. Speak to your New Home Specialist for more information.

STRUCTURAL

- 90mm structural pine wall framing and pine truss roof.
- Lifetime Structural Guarantee. Please refer to our website for full terms and conditions.



LIMITED TIME OFFER\*

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How Australia Homes

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