

Premium Inclusions

Core Range Designs

31.01.2026

KITCHEN

CABINET MAKING

- Kitchen Benchtop: 20mm manufactured stone with Arris edge profile as per Builders Range.
- Kitchen Cupboards & Panels: Laminate doors with white melamine interior. One bank of four soft close drawers on metal runners with cutlery tray.
- Under Bench Doors & Drawers: Furnware Momo Livorno D Handle 160mm Black.
- Overhead Doors: Finger Pull Recess (no handles).
- Pantry: Four white melamine shelves.

SINK, MIXERS & FITTINGS

- Kitchen Sink: Franke Spark Double Bowl & Drainer SS.
- Kitchen Taps: Alder NUOVA Calare Pull-Out Sink Mixer.
- Dishwasher Cock: Alder Universal Mini 1320 Cold Water only Chrome.

APPLIANCES (Omega)

- Oven: Electric with Pyrolytic & Air Fryer Functions 60cm OBOP6016AM
- Cooktop: Gas 60cm OCGG604WB
- Rangehood: Undermount 52cm ORU50XL
- Dishwasher: Freestanding 60cm ODWF6015XCOM

TILES CERAMIC (Beaumont Tiles)

- Kitchen Splash: Gloss white cushion edge 300x75mm, stretcher bond.
- Kitchen Splash Back: 650mm high.

LAUNDRY

CABINETRY

- Laundry Benchtop: 20mm manufactured stone with Arris edge profile as per Builders Range (design specific).
- Laundry Cupboards & Panels: Laminate doors with white melamine interior as per Builders Range (design specific).

SINK MIXERS & FITTINGS

- Laundry Drop-in Tub: Fienza Tiva 45L Stainless Steel.
- Laundry Taps: Alder KALI2 Rectangler Sink Mixer.
- Washing Machine Cock: Capstan Washing Machine Stop ¼ Turn Chrome Disc.

TILES CERAMIC (Beaumont Tiles)

- Laundry Floor: Belga range 300x300mm P2.
- Laundry Splash: Gloss white cushion edge 600x300mm

TILE HEIGHTS

- Laundry Splash Back: 600mm high.

BATHROOM & ENSUITE

VANITY, BATHTUB & WC

- Bathroom Vanities: Timberline Nevada Plus Wall Hung. Alpha Ceramic Top, Centre Bowl, Fingerpull Drawers.
- WC Suites: Everhard Nugleam Contour Back to Wall w/ Thin Seat
- Bath tub: Decina Prezzo 1500mm Freestanding White.

SHOWER SCREENS & MIRRORS (Civic)

- Mirrors: To all vanities, frameless 950mm high to full width of vanity.
- Shower Screens: 10mm frameless panel, wall clips and barrel knob.

TAPWARE (Alder)

- Vanity Tapware: KALI2 Basin Mixer.
- Shower Set: LYNX Dual Shower Round Rail Round 300mm HS375
- Bath Set: KALI2 Bath Mixer Set 220mm

ACCESSORIES (Alder)

- Towel Rails: SACHI Double Towel Rail 800mm.
- Toilet Roll Holder: SACHI Toilet Roll Holder.

TILES CERAMIC (Beaumont Tiles)

- Wet Area Walls: Satin white cushion edge 600x300mm.
- Wet Area Floor: Belga range 300x300mm.
- Feature Wall: Craft Gloss cushion edge 300x75mm vertical stack bond.

TILE HEIGHTS

- Shower: Floor to ceiling.
- Bathroom/Ensuite: Floor to ceiling.
- WC: 1050mm high behind toilet only, 300mm high skirting to remainder.

CLIMATE CONTROL

- Panasonic ducted reverse cycle unit (dwellings over 100m2).
- Panasonic reverse cycle split system (dwellings up to 100m2).

INTERIOR

CEILING HEIGHT

- 2440mm ceiling height.

INTERNAL DOORS (Hume)

- Hinged: Accent Range (HA4 OR HAG9) paint finish.
- Cavity sliding: Accent Range (HA4 OR HAG9) paint finish.

INTERNAL DOOR FURNITURE (Zanda)

- Internal Doors: Epic Passage Set.
- Privacy Locks: Epic Privacy Set to Main Bedroom, Ensuite, Bathrooms & WC.
- Cavity Slider:
 - Passage Set Round.
 - Privacy Set Round (Main Bedroom, Ensuities, Bathrooms & WC).
- Doorstops: Magnetic.

CAVITY SLIDER UNITS

- Cavity Unit: 90mm Hume Evolution Timber Deluxe Unit.

LINEN/BROOM (Civic)

- Sliding Doors: Super white glass sliding doors with white frame.
- Hinged Doors: Hume Accent Range (HA4 or HAG9) paint finish.
- Linen Space: Four white melamine shelves.
- Broom Space: White melamine top shelf.

WARDROBES (Civic)

- Robe Doors: Mirror finish sliding doors with white frame.
- Robe Space: White melamine shelf with silver hanging rail, including one bank of four open shelves.

SKIRTING & ARCHITRAVES

- Profile: Ezitrim Plus 66x18mm Bevel, paint finish.

INTERNAL LININGS

- Internal Walls: 10mm plasterboard.
- Internal Ceilings: 10mm plasterboard.
- Wet Area Walls: 6mm Villaboard.
- Party Walls: Siniat interhome system IHWI.
- Cornice: 90mm cove cornice throughout with 55mm cove cornice to built-in linens & robes. No cornice to bathroom & ensuite.

WATERPROOFING

- Termidry.
- Puddle flanges to floor wastes.

CARPET, TILES & VINYL

- Carpeted Areas: Choices Flooring Haven Callow.
- Common Area Floors: Choices flooring Genaro Luxury Vinyl Plank.
- External Area Floors: Beaumont Tiles Belga range 450x450mm P5 (excludes carports & uncovered areas).

WINDOW FURNISHINGS (Choices Flooring)

- Sheer Curtains: Bali range, floor to ceiling, s-fold and face fix brackets. Included in all bedrooms and alfresco sliding door.
- Roller Blinds: Vibe Range, oval base rail. All windows excluding wet areas and external sliding doors.
- Colour: As per Builders Range.

INTERNAL PAINT (Wattyl)

- Internal Ceilings: Two coats of Wattyl Trade Ceiling Paint Toned White.
- Internal Walls: One coat of Wattyl Trade Acrylic Sealer Undercoat ASU and two coats of Wattyl Ultra Interior Low Sheen.
- Skirtings & Architraves: One coat of Wattyl Trade Acrylic Sealer Undercoat ASU and two coats of Wattyl Aqua Trim Gloss.
- Pre-primed Flush/Panel Doors: One coat of Wattyl Trade Acrylic Sealer Undercoat ASU and two coats of Wattyl Aqua Trim Gloss.
- Timber Stairs: Estapol Water Based Flooring Speed Clear (Design Specific).

GARAGE FLOOR COATING

- 2 coat epoxy system.

MANHOLE

- White moulded PVC frame with melamine insert.

ENERGY

INSULATION

- Sisalation: - Fletcher Vapawrap to all external walls (excluding Coffs Harbour, Grafton, Ballina). - Fletcher Sisalation Tuff Wrap (497) to all external walls (Coffs Harbour, Grafton, Ballina ONLY).
- Wall Insulation: Fletchers Pink Batts Thermal Insulation (as per NatHERS). Minimum R2.0 to External Walls Only.
- Ceiling Insulation: Fletchers Pink Batts Thermal Insulation (as per NatHERS). Minimum R3.5 excluding external roof areas.

SOLAR PHOTOVOLTAIC SYSTEM

- 2kW 5 solar panels with 2kW inverter.

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ELECTRICAL

- Electrical Connection, Circuit Breakers & Earth Leakage Devices: Included in meter box for safety protection.
- Light Switches: Clipsal Iconic Range
- Power Points: Clipsal Iconic Range
- TV Antenna: With or without booster (area specific and when signal is available).
- TV Points: Clipsal Iconic Range
- Phone/Data Points: Clipsal Iconic Range
- NBN: Internal provision to connect to one power point and one data point.
- Internal Lights: Clipsal Tri-Colour LED Downlight.
- External Lights: Atom Condor Twin Spot.
- Smoke Detectors: Clipsal Photoelectric.
- Garage Internal Light: Clipsal Batten Diffused LED 1200mm.
- Laundry Exhaust Fan: Clipsal 250mm Exhaust Fan Round White
- Bathroom & Ensuite: Atom Buller 3-in-1 Head, LED Light and Ducted Exhaust fan.

EXTERIOR

TIMBER DOORS (Hume)

- Front Entry Door:
 - Builders range, paint finish.
 - 820mm or 1200mm (design specific).
- Other Hinged Entry Doors: Solicore SCX1, paint finish.

BARRIER DOORS

- Barrier doors are only provided if the property has a bushfire attack level of 12.5 or greater.

DOOR FURNITURE (Zanda)

- Front Entry: Duke Pull Handle & Round Slimline Deadbolt Black.
- Other External Doors: Sceptre Entrance Set & Round Slimline Deadbolt.
- Doorstops: Magnetic.
- Front Entry Door Seal: Cowdroy CM3 clear anodised aluminium.

WINDOWS

- Windows: Aluminium powder coated windows (Builders Range).
- Locks: Key locks to all windows.
- Fly Screens: Fibreglass mesh to all opening windows & external sliding doors.
- Obscure Glass: Ensuite, Bathroom & WC.

GARAGE DOORS (Gliderol)

- Essential Series sectional Colorbond door. Madison Design.

BRICKS (PGH 230x110x76mm)

- Joints: Ironed or Flush
- Mortar: Off White or Grey
- Range: From Builders Range

EXTERNAL CLADDING (James Hardie)

- Product: Design specific as nominated on plans.
- Finish: Paint finish.

PLUMBING & DRAINAGE

- Water, Storm Water & Sewer Connections: Included.
- External Tap: To front & rear yards.
- Hot Water Service: Rinnai Infinity B26 Continuous Flow. Tempering valves to a maximum of 50°C. Natural / LPG (Area Specific).
- Rainwater Tank:
 - Poly tank and electric pump with tank pump cover.
 - 3000L round or slimline tank (subject to BASIX & council requirements).
 - No tank to areas with reticulated water systems.

TERMITE PROTECTION (Termi Home & Commercial)

- Smartfilm: Physical barrier to perimeter & control joints.
- Penetrations: Termi Mesh collars to penetrations.

ROOF & EAVES

ROOF

- Colorbond 0.42 Custom Orb
- Bradford Anticon 60 R1.3 Light Duty (Reflective Foil Laminate)

FASCIA & GUTTER

- Fascia: Colorbond Novaline Fascia
- Gutter: Colorbond Quad 115mm Steel
- Down Pipes: Standard round painted PVC.

EAVES

- Front Patio & Eaves Lining: 4.5mm FC sheet with PVC joining strips.
- Rear Alfresco Lining: Water resistant 10mm plasterboard.

PAINTING (WATTYL)

- Eaves/Alfresco: Two coats of Wattyl Solargard Matt.
- Down Pipes: 2 coats of Wattyl Solargard Matt.

DRIVEWAY AND LANDSCAPING

EXTERNAL CONCRETE

- Driveway: Plain Concrete. Council or Developer Requirements can however require alternative finishes.
- Path: 900mm wide path to front porch, finish to match driveway.

LETTER BOX

- Single / Dual Occupancy Homes: Prefabricated as per Builders Range.
- Houses with attached Granny Flat: Multi unit with two (2) boxes.

LANDSCAPING

- Turf: Kikuyu Species (subject to availability) to entire block including nature strip.
- Yard Gullies: Minimum of 4.
- Garden Beds: Minimum of 6 plants (natives), mulch/wood chip over weed matt & metal edging.
- Decorative Gravel: Installed in areas less than 2000mm wide.
- Retaining Walls: As per Site Plan & site requirements. Area/Estate specific
 - Concrete sleeper retaining walls, 200mm high sleepers.
 - Decorative rock retaining walls.
 - Dry stack concrete block retaining walls.

FENCING & GATES

- 1800mm high Colorbond or as per 88B, estate and/or council requirements.

CLOTHESLINE

- Austral Sunbreeze rotary, wall mount or wall mount with ground mount kit (as per Site Plan). Dove Grey in colour.

PRE-CONSTRUCTION

- Surveyor: Contour survey.
- Engineer: Site investigation, soil test and slab design.
- Plans: Plan preparation and specifications.
- Building Application: All applications, inspections, council fees, BASIX, NatHERS, required certifications.
- Insurance: Home Building Compensation Fund, Long Service Levy, Construction Insurance.
- Services: Power and water connections.
- Colour Selection: By Builder from Builders Ranges.

FIXED SITE WORKS

- Surveyor: House set-out survey.
- Excavation: As per Site Plan and Engineering.
- Site Works: As per Site Plan and Engineering.
- Bracing: N2 or N3 as per Engineering.
- External cleans & Rubbish removal: All costs during construction.
- Internal Clean: Builders clean prior to handover.

STRUCTURAL

- Concrete Slab: As per Engineering.
- Timber Framing: Wall Studs 90mm.
- Trusses: Spaced at 600mm centres.

BUSHFIRE OR ACOUSTIC

- Lot specific. Affected lot inclusions above may change to suit.

AFTER SALES SERVICE

- Maintenance periods are reflective of the product manufactures warranty and any associated terms and conditions.

CORE RANGE DESIGNS

- Inclusions listed are limited to to the following home designs:
 - Kiato, Nova, Alpha, Royal, Bordeaux & Cascade