

# TURN KEY HOMES, MOVE-IN READY!

# Eight homes



**PAY ONLY 10% NOW  
BALANCE AT SETTLEMENT**

PRICE STARTING FROM\*

# \$685,000\*

\$1,500 preliminary fee to secure the home price

**Elvira 1-20**



**20.00 sqs | 185.79 m<sup>2</sup> | H1 Facade**



## FEATURE INCLUSIONS

- Front and rear landscaping, featuring garden beds, turf and permeable toppings completed to developer guidelines (if applicable), plus a drip irrigation system with timer, fold-down clothesline and modern letterbox.
- 1800mm timber paling fencing to the sides and rear of dwelling, complete with side wing fencing and gate. Note: Fencing height and material may be subject to developer guidelines and approval.
- Concrete paving to driveway and porch (floorplan specific).  
**Note:** concrete paving is not sealed.
- Modern roller blinds to every window and flyscreens to every opening window for privacy and comfort.
- Wall mounted reverse cycle split system with isolation switch and condenser.
- Alarm system with 3 sensors inc. panel to walk in robe and keypad to entrance inc. single power point.
- Fiber optic ready for internet connection  
**Note:** Provider specific to developer guidelines.

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## INCLUSIONS

### KITCHEN APPLIANCES

- 600mm Free Standing SS Dishwasher
- 900mm Freestanding Upright Oven and Cooktop
- 900mm Canopy Rangehood
- Double bowl stainless steel sink with drainer
- Chrome sink mixer with swivel outlet

### CABINETRY

- Fully lined melamine modular cabinets
- Laminate doors
- 20mm Square Edge Reconstituted Stone Bench tops to Kitchen, Bathroom and Ensuite
- 33mm Laminate Bench top
- Handles selected from colour board
- Melamine modular shelving to Pantry

### BATHROOM & ENSUITE

- Insert 1TH vanity basin
- Polished edge mirrors full length of vanity
- White Freestanding Bath
- Step-free tiled shower bases throughout (900 x 900)
- 2000mm high Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door
- Chrome mixer tapware
- Shower outlet on rails in Chrome
- Close coupled toilet suit soft close seat
- 600mm single towel rails and toilet roll holders in chrome finish
- 250mm exhaust fans including self-sealing air flow draft stoppers to bathroom

### PAINT – 3 COAT APPLICATION

- Gloss water-based enamel to internal doors, jambs & mouldings
- Flat water-based to ceilings
- Water-based low sheen acrylic to internal walls
- Gloss water-based enamel to front entry door
- Colours as per colour selection

### EXTERNAL FEATURES

- Brick veneer – clay bricks refer to colour board (product specific).
- Autoclaved aerated concrete. Rendered finish refer to colour board. (product specific)
- Natural colour rolled joints (if required)
- Entrance lockset in polished stainless steel with deadbolt (Product Specific).

- Front elevations as per working drawings. Acrylic render/feature to selected areas as per plan (Product Specific)
- Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout. Translucent glazing to Bathroom and Ensuite windows.
- Timber painted Door jamb entry frame
- Hume front entry door as per colour selection
- Entrance lockset in polished stainless steel to external door
- Door seal and weather seal to all external hinged doors

### SEVEN STAR ENERGY RATING

- 7 Star Energy Rating compliant
- PV Solar System (kW design specific)

### ROOFING

- Roof Pitch to be 22.5 degrees
- Corrugated roof sheets
- Colourbond fascia, guttering and downpipes

### CEILING

- 2590mm height throughout

### ELECTRICAL

- 100mm diameter LED fittings internally throughout as per standard electrical layout
- 100mm LED downlight to front entry. Weatherproof Para flood light to rear as per drawings
- Double power points throughout excluding dishwasher and fridge space
- Two TV points including five meters of coaxial cable to roof space (one to main bedroom and one to living area)
- Two pre-wired telephone points with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) – Basic pack only.
- White wall mounted switches.
- Hardwired smoke detector with battery backup
- RCD safely switch and circuit breakers to meter box.

### RECYCLED WATER CONNECTION

- Provide recycled water connection if required (additional charges will apply)

## Elvira 1-20

20.00 sqs | 185.79 m<sup>2</sup>



## PRESELECTED COLOUR OPTIONS

### MODERN NEUTRAL EXTERNAL SELECTIONS



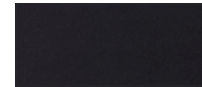
Render Colour 1  
Whitewash 4



Render Colour 2  
CB - Gully



Colorbond Roof  
Surfmist



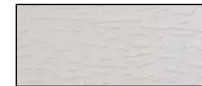
Gutter & Fascia  
Monument



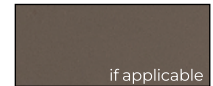
Windows  
Surfmist



Cladding/Front Door  
CB - Surfmist

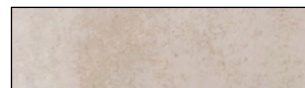


Garage Door  
Surfmist



Timber Post  
Gully

### MODERN NEUTRAL Internal selections



Floor Tiles  
Belgium Ivory 400 x 400



Carpet  
Island - Desert Taupe



Timber Flooring  
Marquis - Nordic Oak



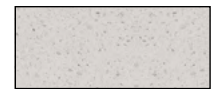
Paint Colour  
Marble Mist



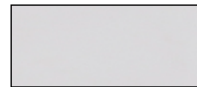
Overhead Laminate  
Formica - Idylic



Splashback  
Utd. White Satin 100x300



Kitchen Benchtop  
Quantum Zero - Polar



Base Laminate  
Formica - Simply White



Bath/Ens Benchtop  
Quantum Zero - Polar



Bath/Ens Base  
Formica - Idylic

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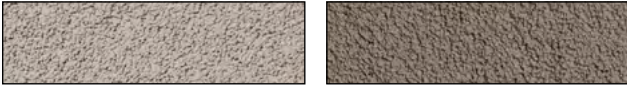
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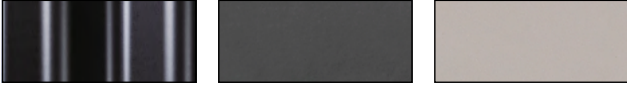
## PRESELECTED COLOUR OPTIONS

### CLASSIC MIST External selections



**Render Colour 1**  
CB - Dune

**Render Colour 2**  
Polar Bear 7



**Colorbond Roof**  
Woodland Grey

**Gutter & Fascia**  
Woodland Grey

**Windows**  
Dune

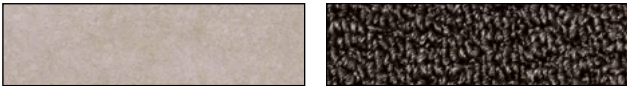


**Cladding/Front Door**  
Balsa 1

**Garage Door**  
Dune

**Timber Post**  
Polar Bear 7

### CLASSIC MIST Internal selections



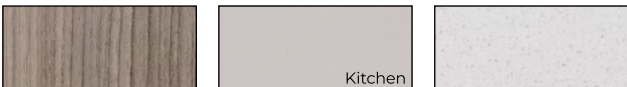
**Floor Tiles**  
Pumice 400 x 400

**Carpet**  
Island - Timber Wolf



**Timber Flooring**  
Marquis - Washed Oak

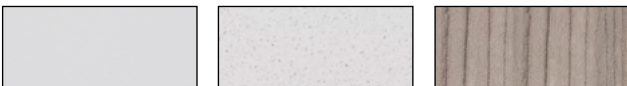
**Paint Colour**  
Balsa 1



**Overhead Laminate**  
Cinnamon Ash

**Splashback**  
Pumice Gloss 100 x 300

**Kitchen Benchtop**  
Luna White



**Base Laminate**  
Formica - Malibu

**Bath/Ens Benchtop**  
Luna White

**Bath/Ens Base**  
Cinnamon Ash



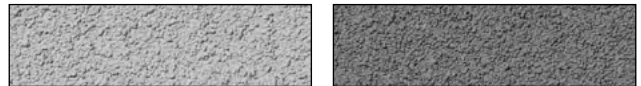
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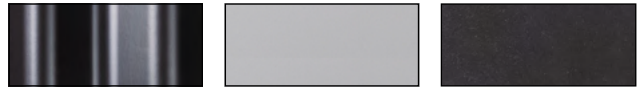
## PRESELECTED COLOUR OPTIONS

### DARK CONTEMPORARY External selections



**Render Colour 1**  
Charcoal Grey

**Render Colour 2**  
Graphite Grey



**Colorbond Roof**  
Monument

**Front Door**  
Charcoal Grey

**Plumb. & Windows**  
Monument



**Cladding**  
Moon & Stars

**Garage Door**  
Monument

**Timber Post**  
Graphite Grey

### DARK CONTEMPORARY Internal selections



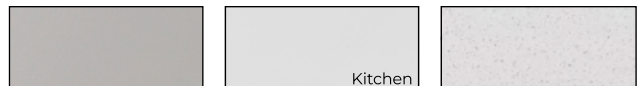
**Floor Tiles**  
Connect Lunar 400 x 400

**Carpet**  
Island - Dark Slate



**Timber Flooring**  
Marquis - Vintage Oak

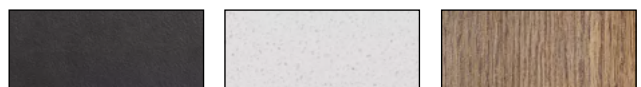
**Paint Colour**  
Moon & Stars



**Overhead Laminate**  
Formica - Stony Grey

**Splashback**  
Utd. White Satin 100x300

**Kitchen Benchtop**  
Luna White



**Base Laminate**  
Deep Anthracite

**Bath/Ens Benchtop**  
Luna White

**Bath/Ens Base**  
Sapporo Oak

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