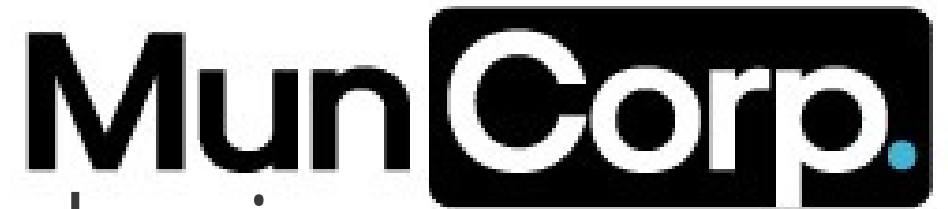


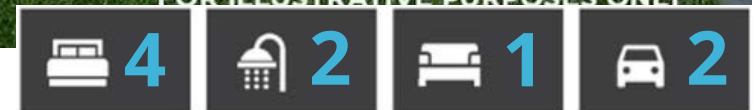
# HOUSE & LAND PACKAGE

Lot 1302 Arlow Estate - Stage 1 Mambourin



Elm 22

FOR ILLUSTRATIVE PURPOSES ONLY



## FIXED PRICE CONTRACT Contract \$776,877

Land size: 400sqm

House size: 203.09sqm

### TURNKEY INCLUSIONS

- 7-Star Energy Rating with heat pump hot water system & 2-zone ducted refrigerated heating/cooling (day/night modes)
- Quality finishes – reconstituted stone benchtops, stainless steel appliances, timber laminate/tile/carpet flooring, LED downlights
- Bathroom & shower – semi-frameless screens, tiled bases
- Security & automation – alarm system (3 motion sensors, keypad & remote), remote garage door, door & window locks
- Outdoor & landscaping – full landscaping & fencing, colour-through concrete driveway & porch, clothesline & letterbox
- 3-phase power connection with upgraded switchboard (client responsible if unavailable at pit)
- Brick infills above all windows & pedestrian doors (Cat. 1 range, 20.1–27sq homes)
- 2590mm ceilings throughout (vs standard 2440mm; garage height consent may apply)
- Window furnishings & flyscreens included



Land Contract: \$360,000

Build Contract: \$416,877



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**STRUCTURAL, INTERNAL & EXTERNAL FEATURES****Foundations**

- ▶ Up to class H2 concrete slab with a max of 500mm fall over the building envelope. Allotment up to 500M2 with a max set back of 5m to the house.

**Insurance & Certificates**

- ▶ Warranty insurance.
- ▶ Occupancy certificate.

**Frame**

- ▶ MGP 10 stabilised pine 90mm wall frames and engineer designed roof trusses.

**External Cladding**

- ▶ Natural colour round rolled mortar joints on brick houses.
- ▶ Feature render up to 2 colours only as per facade detail. (Design specific).
- ▶ Lightweight infills above all windows and pedestrian doors (Design specific).
- ▶ Garage door infill - Lightweight for rendered garages;
- ▶ Rendered Hebel home or Brick (Plan Specific)

**Roofing Material**

- ▶ Concrete roof tiles (Category 1).
- ▶ 22.5 degree roof pitch.

**Gutter / Fascia / Downpipes**

- ▶ Colorbond gutter, fascia & downpipes.

**External Paintwork**

- ▶ Low sheen acrylic paint to all external surfaces (If applicable).
- ▶ Semi gloss enamel paint to front entry door.
- ▶ Flat acrylic paint to eaves (If applicable).

**Windows**

- ▶ Double glazed aluminium fixed/awning windows to areas to achieve 7 Star.
- ▶ Single glazed obscured glass to ensuite, bathrooms and WC where applicable.
- ▶ Single glazed to all doors, side lights and sliding doors. (Design specific)
- ▶ Keyed window locks to all openable windows.

**Front Door**

- ▶ 820mm Feature solid glazed timber front entry door with painted finish.
- ▶ Timber door frame with painted finish.
- ▶ Chrome lever door handle with deadbolt and backing plate.
- ▶ Clear sidelight to entry (Design specific)

**Garage**

- ▶ Concrete floor, plaster lined ceiling & part internal walls.
- ▶ Colorbond panelift door (Category 1) Includes 2 remotes and 1 wall mounted switch
- ▶ Weatherproof hinged flush panel access door to rear (Design specific).
- ▶ Timber framed access door to home.

**Laundry**

- ▶ 1450mm wide Aluminium sliding door (Design specific)

**Connections**

- ▶ Connection of services - Potable water, gas, electricity, 100mm sewer, 100mm stormwater with additional outlets and telephone conduit with draw wire.
- ▶ Up to 500M2 land size with 500mm of fall, 300mm fill and 5M setback
- ▶ 2 x external water taps.

*Note: Excludes telephone, gas & electricity connection fees, account opening fees. Excludes telephone, gas, electricity and water supply and usage charges.*

**Structural**

- ▶ 10 year structural guarantee.
- ▶ All statutory warranties, insurances and guarantees.
- ▶ 6 months maintenance period.
- ▶ Independent inspections by registered building surveyor.
- ▶ Quality assurance inspection by private inspector.
- ▶ Termite protection (Part A) and (Part B) where applicable

**INTERNAL DETAILING****Skirting / Architraves**

- ▶ 67mm x 12mm primed square skirting.
- ▶ 67mm x 12mm primed square architraves.

**Cornice**

- ▶ 75mm cove cornice.

**Internal Paintwork**

- ▶ 2 coat paint system.
- ▶ Flat acrylic paint to ceilings.
- ▶ Matt acrylic paint to internal walls.
- ▶ Semi gloss paint to all internal woodwork and doors.

**Ceiling Height**

- ▶ 2440mm ceiling height.

**Robes**

- ▶ White melamine single shelving throughout and metal hang rail.

**Wall & Floor Coverings**

- ▶ Glazed porcelain wall and floor tiles 450mm x 450mm to bathroom, ensuite, WC, laundry (Category 1).
- ▶ 100mm high skirting tiles to bathroom, ensuite, WC & laundry (Category 1).
- ▶ Timber flooring to living Areas (Category 2 - Design specific)
- ▶ Carpet to all bedrooms (Category 1)

**Internal Doors**

- ▶ 2040mm high x 520 - 870mm wide flush panel and hinged passage doors.
- ▶ Chrome lever door furniture.
- ▶ Chrome lever door handle to robes.
- ▶ Air cushion door stops.

**ELECTRICAL & SUSTAINABLE ENERGY****Internal Powerpoints**

- ▶ Double/Single powerpoints throughout home as per electrical plan.

**Lighting**

- ▶ Internal: tri-colour LED downlights throughout home as per electrical plan (Batten holder to garage).
- ▶ External: 1x tri-Colour LED downlight to front porch and outdoor living.
- ▶ External: Weather proof light to laundry door.

**NBN / Opticomm / Redtrain**

- ▶ Provisions only; including data point and double powerpoint. Lead-in conduit from property boundary.

*Note: Excludes connection & account opening costs*

**TV Antenna & Points**

- ▶ TV Antenna (Excludes Opticomm Estates).
- ▶ 2x TV points.

**Telephone Points**

- ▶ Provide pre-wired telephone/data point with wall plate and underground connection to supply pit.

**Exhaust Fans**

- ▶ Self sealing exhaust fans where required (vented externally where applicable)

**Smoke Detectors**

- ▶ 240v Hard-wired with battery backup.

**Safety Switch**

- ▶ RCD safety switch and circuit breakers.

**Heating**

- ▶ Gas ducted heating unit installed in roof space with control.
- ▶ Ducted to all living areas & bedrooms.

**Hot Water Service**

- ▶ Energy Efficient Electric Heat pump

**Insulation**

- ▶ R5.0 Insulation to ceiling to achieve 7 star (Excluding garage, outdoor living and porch).
- ▶ R2.5 insulation batts, & breathable wall wrap to external walls (Excluding garage).

**Solar**

- ▶ PV solar panels with 2.64kw system (Design specific).

**Energy**

- ▶ Independent 7 star energy report obtained for every individual home.
- ▶ 7 star energy ratings are included for standard design homes only.

**KITCHEN & LAUNDRY****Kitchen Joinery**

- ▶ Laminated cabinets & overhead cupboards (Category 1).
- ▶ Soft close drawers & doors.
- ▶ Melamine finish to all internal surfaces.



**Kitchen Extras**

- ▶ Tiled splashback (Category 1).

**Kitchen Benchtop**

- ▶ 20mm stone benchtop with shadow line (Category 1).

**Kitchen Pantry**

- ▶ 4 White melamine shelves.

**Kitchen Handles**

- ▶ Chrome (Category 1).

**Dishwasher**

- ▶ Dishwasher supplied with single power point and water connection.

**Oven / Cooktop**

- ▶ 600mm stainless steel upright cooker.

**Rangehood**

- ▶ 600mm stainless steel canopy rangehood.

**Kitchen Sink**

- ▶ Double bowl stainless steel sink with side drainer.

**Kitchen Tap**

- ▶ Designer sink mixer with chrome finish.

**Laundry Trough**

- ▶ 45ltr stainless steel trough and cabinet with chrome flick-mixer and washing machine stops.

**BATHROOM & ENSUITE****Bathroom Joinery**

- ▶ Laminated cabinets (Category 1) Soft close drawers & doors.
- ▶ Melamine finishes to all internal surfaces.

**Benchtop**

- ▶ Polymarble basin/top
- ▶ Melamine finishes to all internal surfaces.

**Shower**

- ▶ Tiled & Stepless shower base.
- ▶ Polished silver frame shower screen with pivot door and clear laminated glass.
- ▶ Chrome wall mixer with adjustable hand-held head on shower rail (Category 1).

**Bath**

- ▶ White acrylic back to wall free-standing bathtub. (Size specific).
- ▶ Designer chrome flickmixer and wall spout.

**Toilet**

- ▶ White vitreous china toilet suite with concealed waste and dual flush cistern.

**Vanity Basin**

- ▶ Polymarble basin/top
- ▶ Designer chrome flick mixer (Category 1)

**Bathroom Accessories**

- ▶ Chrome towel rail & toilet roll holder. (Design specific)

**Mirrors**

- ▶ Polished edge mirrors to full width of vanities.

**DISCLAIMER:** This inclusions list states our current standard specifications. These inclusions are subject to change without notice and the builder reserve the right to substitute products to a similar product should it not be available at the time of supply. Please refer to our website for the most current version of inclusions.

All homes NCC22 compliant.

EDITION 2 - July 2025

