



SANDSTONE
CONSTRUCTIONS

LUXE **INCLUSION**



PRELIMINARY BUILDING ITEMS

- Drafting of house plans
- Energy efficiency report BASIX
- Soil test report by developer (as required)
- Engineer designed slab and footing
- Complying development certification approval
- Home warranty insurance
- Builder's public liability insurance
- Professional cleaning prior to occupation

SITE PREPARATION AND CONSTRUCTION

- Excavation work
- Footings and piers where applicable - piers up to 120 L/M
- Concrete slab - H1 slab

TERMITE PROTECTION

- Exposed slab edge for visual perimeter inspection
- Collars fitted to slab penetrations
- All works compliant with Australian standards



ENTRANCE

- 1200mm Width x 2400mm cladding decowood door (50*25 battens with 25mm spacing on a backing sheet)
- Floor tiles with skirting tiles to porch
- Light in portico ceiling
- Feature wall with sandstone (upto 10 L/M)
- Handle door upto 1200mm(black or brass)
- Smartlock door handle

HOME SYSTEM

- Video intercom
- 4 Camera intallations from Hilook

KITCHEN

- 900mm Fisher and Paykel black series cooktop
- 900mm Fisher and Paykel integrated rangehood
- 600mm Fisher and Paykel integrated dishwasher
- Oven tower with Fisher and Paykel 600mm Oven and 600mm built in microwave with black trim
- Brushed brass/nickel mixer tapware from Parisi
- Uptp 60mm YDL stone benchtops to kitchen(upto ultimate range)
- Laminated/polyurethane kitchen doors without handles (choice of colour available from premium range)
- Seamless bulkhead/overhead cabinets
- Franke stainless steel undermount kitchen sink (double or single)
- Full butler's kitchen upto 8m bench(cooktop, rangehood)
- Stone splashback
- Cold water and electrical provisions for dishwasher and refrigerator

ALFRESCO KITCHEN

- Upto 2.4m stone bench with polyurethane kitchen doors
- Sink with tap provided
- Either BBQ provision (BBQ to be provided by owner) or 600mm cooktop provided by Builder

BATHROOM

- Tile floor (600*300) upto \$50 sqm
- Full tile to all bathroom
- Upto 1200mm vanity with melamine doors
- 20mm YDL stone benchtop with basin on top or undermount as an options
- LED mirror on the top of vanity
- Semi frameless shower screens with clear safety glass (chrome, black, brass)
- Waste grate - smart chrome over brass
- White acrylic bathtub (up to 1700mm subject to design) only to one bath
- Niche or nib wall to shower subject to design
- Combined fan, light & heater unit to bathroom (premium range)
- White ceramic bowl basin from builder's range
- Shower and bath tapware set from Parisi (chrome, black, brushe nickel or brass)
- Double towel rail from Parisi (chrome, black, brushe nickel or brass)
- Toilet roll holder from Parisi (chrome, black, brushe nickel or brass)
- Inwall toilet set from Parisi (push plate to match tapware color)

BEDROOMS

- Hybrid/laminate/carpet to all bedrooms from luxe range
- Semi frameless vinyl/mirror sliding doors to built-in wardrobes
- Hanging rail to all wardrobes
- Downlights to all bedrooms
- Ducted air conditioning Linear outlet in each bedroom
- Laminate custom walk in robe to one master bedroom only

ENSUITE

- Tile floor (600*300) upto \$50
- Full tile to all ensuite
- Upto 900mm vanity with melamine doors
- 20mm YDL stone benchtop with basin on top or undermount an options
- LED mirror on the top of vanity
- Semi frameless shower screens with clear safety glass (chrome, black, brass)
- Waste grate - smart chrome over brass
- Niche or nib wall to shower subject to design
- Combined fan, light & heater unit to bathroom (premium range)
- White ceramic bowl basin from builder's range
- Shower and bath tapware set from Parisi (chrome, black, brushe nickel or brass)
- Double towel rail from Parisi (chrome, black, brushe nickel or brass)
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- Inwall toilet set from Parisi (push plate to match tapware color)

FULL LAUNDRY

- Washing machine taps
- Upto 2.4m stone bench with undermount sink and overhead cabinets
- Tub mixers tap
- Tiled floor and skirting tile
- Smart chrome floor waste

GENERAL INTERNAL CONSTRUCTION

- MDF Pine handrail staircase with metal balustrade
- Upto 3m ceiling height to ground floor and 2.7 to first floor
- Upto 6 zone ducted air conditioning (Daikin or Actron) with all linear outlet
- 600*1200mm Tile/herringbone hybrid flooring to hallway, living areas and kitchen to single storey/double storey
- Hybrid/laminate/carpet to staircase, hallway or bedrooms to single storey/ double storey
- Laminate tv cabinet upto 2.4m
- Cut stringer timber/mono stringer staircase (Timber landing step with metal beam and glass balustrade
- Standard nylon fly screens to all openable windows/ stainless to stacking or slidding door
- Slim finish switch plates
- Separate safety switches for lights and power in meter board
- Earth leakage protection
- Underground three-phase mains power supply from service point to meter box
- Underground telephone line from service point to house
- 3x Double power points - main bedroom
- 3x Double power points - all other bedrooms
- 3x Television points
- 3x Provision of light points above the kitchen island
- 2x Telephone points
- 1x NBN access point (if applicable)
- Linen cupboard with four fixed shelves and sliding doors/hinge door as per plan
- Door furniture to be selected from premium range
- Door handles from premium range
- Flush redcoat internal doors
- Privacy sets to bathroom, ensuite and WC
- Upto 60 LED downlights
- Upto 40 double power points socket outlet
- Passage sets to remainder of internal doors
- Smoke detectors to Australian standards
- Manhole into roof space
- Up to 13mm plasterboard to wall and 10m to ceiling
- Shadow line finish
- Colonial 92mm, architrave colonial 90mm

- 42mm x 12mm Single bevel architraves
- Internal paint finishes: three coats low sheen to walls (one colour throughout); two coats to ceilings and cornices(white); three coats semi-gloss enamel to doors, skirting's and architraves (one colour throughout)

GENERAL EXTERNAL CONSTRUCTION

- Brick veneer construction on ground floor only (builder's range)
- Full brick/hebel/linea cladding to first floor in double storey house
- Render to all front facade
- Glass balustrade on balcony as per plan
- Fibre cement linings to eaves (450mm overhang where applicable)
- Fibre cement ceiling to portico and alfresco areas
- 300mm x 300mm Tiles to front porch and alfresco
- Colorbond/tiled roof at required pitch
- Upto 2 fixed skylight(flat roof) 665 W/1275 height
- Sarking installed to underside of roof sheets and entire house
- Colorbond fascia and guttering
- Rainwater tank as per council requirements
- 90mm PVC downpipes painted to match house
- Sewer drains connected to mains
- Storm water drains connected to rainwater tank / kerb as applicable
- Mains water supply connection
- Hot water system – gas instantaneous
- External paint finishes: two coats acrylic to all exposed timbers, gable cladding, posts and shoes, eaves and timber windows (where applicable)
- 1 External gas point and upto 3 all weather power point in alfresco
- Upto 2 external tap per residence
- 5 Sensor lights from builder's range as per plan

GARAGE

- Cladding decowood garage
- Doorman motor
- Custom welded aluminium frame
- 50x25 battens with 25mm spacing on a backing sheet
- 2 Door remote and 1*wall button for garage

WARRANTY

- 90-day maintenance period
- 6-year structural guarantee