

INSPIRE LUXURY INCLUSIONS

*Live life*  
INSPIRED



**Hallmark  
Homes**

Where the heart is

# *Inspired luxury*

Immerse yourself in style and sophistication with our most luxurious collection of quality inclusions. If you enjoy the finer things in life and attention to detail is important to you, Inspire Luxury Inclusions will leave you spoilt for choice. Hallmark Homes has taken the utmost care in curating this stylish selection of premium inclusions for your dream home.









## PREMIUM INCLUSIONS *designed to* IMPRESS.

Inspire Luxury Inclusions take your new home to a whole new level.

Create the ultimate living experience with a stunning selection of high-quality inclusions that are thoughtfully combined to create the ultimate atmosphere in your new home. You'll love the impressive Lithostone kitchen benchtops, gorgeous German kitchen appliances, coupled with high-quality finishes, tapware and fittings throughout. By choosing Inspire Luxury Inclusions you'll create the home of your dreams.



# Create

## **SOPHISTICATED STYLE.**

The look and feel you create for your new home says a lot about you as a person. It reflects your personality and makes your home unique. With so many options available, making the right choices can be a little overwhelming. But never fear, we're here to help!

## **EXPERT GUIDANCE EVERY STEP OF THE WAY.**

Once you've decided on your new Hallmark home, the next exciting step is your one-on-one selection appointment at our dedicated customer selection centre. Select by Hallmark is where the vision for your new luxury home really comes alive. Together, we'll realise the vision for your new home. Our experienced consultants will guide you through the latest trends and colour selections to create a home as individual as you are.

## **AUSTRALIA'S LEADING BRANDS ALL IN ONE PLACE.**

At Select by Hallmark, we've cherry-picked the best of the best for you to choose from. So you can experience an extensive range of Australia's leading brands, all under one roof — from the latest cabinetry finishes, tapware and splashback options, to the finest quality appliances, bathroom vanities, flooring and much more.

## **YOUR HOME. YOUR WAY.**

You'll meet with your very own consultant, who will personally help you bring your dreams to life. They'll also ensure that everything you choose works together seamlessly, both inside and out.

Select by Hallmark is exclusive to Hallmark Homes' clients, by appointment only.



**Select**  
by Hallmark

# Site works

## CUT & FILL

Allowance included for up to 1m cut and 1m fill.

## CLEANING

- Builder's house clean (windows included).
- Building debris only removed from site upon completion.

## BUILDING APPLICATION & FEES

Includes the cost of Engineers soil test and structural foundation design, concrete pump, minimum sediment/erosion control, site inspections, contour survey, standard building certification, plumbing and drainage fees, waste levy, PLSLA levy fee, QBCC Insurance, and Contractors All-Risk Insurance.

Possible extra costs not allowed for and to be paid by the owner include, but are not limited to, the following: additional Council requirements, slab/footing piers, retaining walls, soil stabilisation and retention, rock excavation, tree removal, acoustic requirements, bushfire requirements, A.H.D. requirements, and sand/metal pipe bedding (if required by local authority).

## CONNECTIONS

Allowance made for connection to services of water, sewerage, stormwater and electricity, including 3 surface water grates.



# Sustainability

## WATER

- 280 litre heat pump standard (plan specific secondary hot water system to be 170L heat pump).
- All tapware and toilet to meet minimum WELS rating.

## INSULATION

- R3.0 Glasswool insulation batts to ceiling.
- Reflective foil wrap to external wall.
- R2.0 Glasswool insulation batts to all lightweight external walls.
- R2.0 Glasswool insulation batts to all external walls (double storey designs only).
- 2 no. whirlybird roof ventilators.
- 60mm Anticon blanket to roofs.

# Structural

## FOUNDATIONS & FLOOR

Engineer's Concrete slab system designed by QLD Soil Testing for "M" soil classification to AS2870 with brick rebate and exposed perimeter edge beam. No stepdown to Garage floor. 23lm allowance for slab/footing piers.

## TERMITE TREATMENT

Termite treatment to AS3660.1 (Section 6) including monolithic slab and physical barrier system to service penetrations and perimeter.

## FRAMING

H2 classification treated pine wall frames and trusses. Timber walls and ceiling framing lined with 10mm plasterboard.

## WIND RATING

Construction methods to suit N2 wind loading as per the Building Code of Australia.







# Kitchen

Create a luxurious look for your dream kitchen, with a superb selection of classic cabinetry, German appliances, designer tapware and premium finishes.

## CUPBOARDS

- Square edge door and drawer fronts with PVC edging and selected door handles from Builders Range.
- Overhead cupboards and microwave provision.
- Laminated Pantry unit (plan specific) (2400mm high) with four (4) shelves (complete with painted bulkheads to ceiling).
- 600mm wide cupboards with White melamine internal linings including one (1) intermediate shelf and a bank of four (4) drawers.
- Laminate colours in Polytec Smooth, Sheen, Matt, and Woodmatt finishes.

## SPLASH BACK

- Up to 710mm above all benchtops from standard Builders Range.
- Ceramic tiles from Builders Range.
- Fixed Glass Window Splash back plan specific.

## FRIDGE

- Convenient hassle free water connection to fridge space.
- Two door laminated 'push to open' overhead cupboards above fridge space for additional storage.



# Cutting-edge German kitchen appliances

THE CHOICE IS YOURS...

OPTION ONE



## OVEN

Bosch 60cm Series 8 Built In Oven Black (HBG7741B1A).

OPTION TWO



## OVEN

Bosch 90cm Series 6 Pyrolytic Built-In-Oven Black (VBD578FB0).

OPTION THREE



## FREESTANDING COOKER

Bosch 90cm Dual Fuel Upright Cooker with 8 Function Oven, 6 Burners Stainless Steel (HSB738357A).



## COOKTOP

Bosch 60cm Series 6 Induction Cooktop Black (PVS631HC1E).



## COOKTOP

Bosch 80cm Series 6 Induction Cooktop Black (PVS831HC1E).



## RANGEHOOD

Bosch Series 8 Integrated Rangehood 86cm Stainless Steel (DHL895DAU).



## RANGEHOOD

Bosch 53cm Ducted Undermount Rangehood (DLN54AA70A).



## RANGEHOOD

Bosch Series 8 Integrated Rangehood 86cm Stainless Steel (DHL895DAU).

**ALL OPTIONS  
INCLUDE A BOSCH  
DISHWASHER**



## DISHWASHER

Bosch 60cm Series 2 Freestanding Dishwasher (SMS24AI01A).

# Lithostone benchtops

The preferred choice for many architects and designers, Lithostone benchtops will elevate the look and feel of your new kitchen. Boasting a sophisticated colour palette and choice of textured looks from soft mineral flecks to unique veining, Lithostone benchtops are a luxurious addition to any designer kitchen.



Timber  
lamine overhead  
cupboards

Fixed glass  
window (plan  
specific)

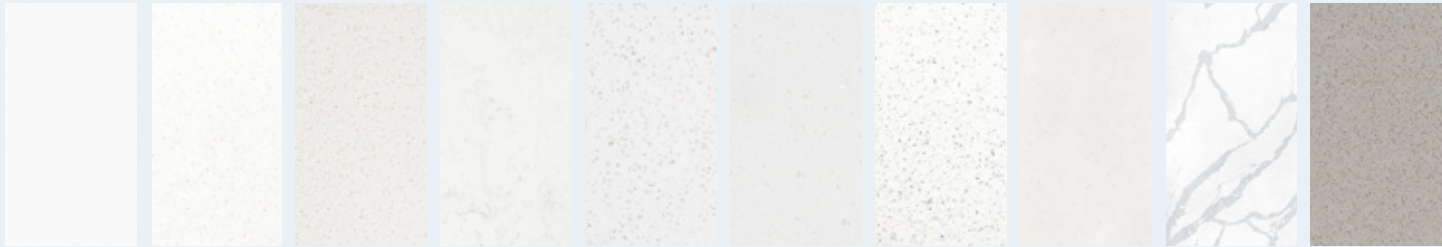
OPTION  
ONE

## LITHOSTONE 20MM THICK WATERFALL BENCHTOP

20mm thick reconstituted stone (from Builders and Special Range stone colours) with a reconstituted stone waterfall Gable with Mitred Joint (up to 2 gables - maximum 820mm wide).

## SPECIAL RANGE STONE COLOURS

LITHOSTONE  
SURFACES



ASPRO

BIANCO SNOW

OSCAR

CARRARA LUMINA

LOLA

AUSTRALIS

SILVERSILK

CARRARA WHITE

CALCUTTA SARA

CENZA GREY



Premium  
sidelever  
mixer

40mm  
thick island  
benchtop

OPTION  
TWO

### LITHOSTONE 40MM THICK ISLAND BENCHTOP

40mm thick reconstituted stone on Island bench (up to 820mm wide from Builders and special range stone colours) with 20mm thick reconstituted stone (from Builders and special range stone colours) on rear cupboards.

# *Kitchen sinks & Sink mixers*

Choice of premium Gareth Ashton Sidelever mixers in either Black or Chrome (2K1, 3K2, 3K3, and 3K4).

**GARETH ASHTON - MADISON 2K1**



**GARETH ASHTON - LUCIA SQUARE 3K3**



**GARETH ASHTON - LUCIA GOOSENECK 3K4**



**GARETH ASHTON - LUCIA 3K2**



**PQ200 DOUBLE BOWL OVERMOUNT SINK**





Double bowl  
overmount sink



Park Avenue  
basin mixer

# Bathroom & Ensuite

Embrace the luxury and opulence of premium fittings and finishes, to create effortless style and beauty for your brand new bathroom and ensuite.

## WALL HUNG VANITY

'Lucca' wall hung Builders Range laminate finish or 2 Pac vanity unit with soft close drawer/s and a 20mm thick (from Builders and Special Range stone colours) reconstituted stone bench top with arised edge profile.

## BASINS AND TAPWARE

Tina and Penny above counter basins with a choice of Vela, Poco and Park Avenue (Black or Chrome) basin and bath mixers.

## OVER BATH MIRROR

Up to 700mm micro framed mirror extending from vanity over bath as per plan.

## VANITY MIRROR

900mm high (nominal) micro framed mirrors to full width of vanity as per plan.

## OBSCURE GLASS

To bathroom, ensuite and W.C.

## SHOWER SCREEN

Semi frameless shower screen.

## WET AREA TILING

Ceramic wall and floor tiles from Builders Range.

## BATHROOM / ENSUITE TILING

- Nominal 2000mm to the shower alcove walls.
- 500mm over the bath and one (1) skirting row to the remainder.
- Fully tiled floor.

## W.C. TILING

- Nominal 200mm high of skirting tiles.
- Fully tiled floor.

## EXHAUST FAN

Standard to W.C. and bathroom where there is no window present.

## FLOOR WASTE

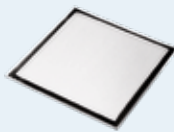
Tile insert floor waste.



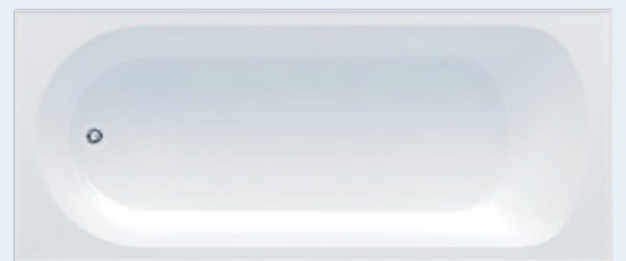
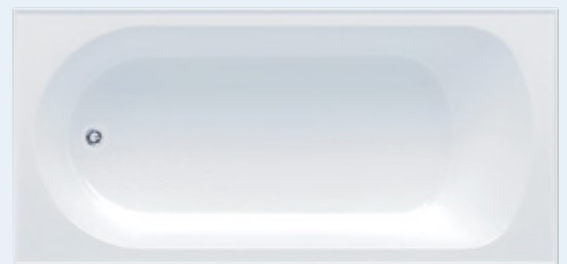


**TOILET ROLL HOLDER**

Gareth Ashton Poco Toilet roll holder (Black or Chrome).



**TILE INSERT FLOOR WASTE**



**BATHROOM BATH**

1525mm Tondo inset bath to Main, and 1675mm Tondo Island to Ensuite (plan specific).



**DOUBLE TOWEL RAILS**

Gareth Ashton Poco Double Towel Rail 760mm (Black or Chrome).



**TOILET SUITES**

Seima Modia wall faced with classic seat.

# Bathroom & Ensuite tapware

Choice of premium Gareth Ashton tapware in either Black or Chrome.

VELA BASIN MIXER



VELA SHOWER MIXER



POCO BASIN MIXER



POCO SHOWER MIXER



PARK AVENUE BASIN MIXER



PARK AVENUE SHOWER MIXER



RAIL SHOWER





# Laundry

The luxury level of inclusions continues through to the laundry. Meeting the practical needs of you and your family, without sacrificing style.

## LAUNDRY CABINET

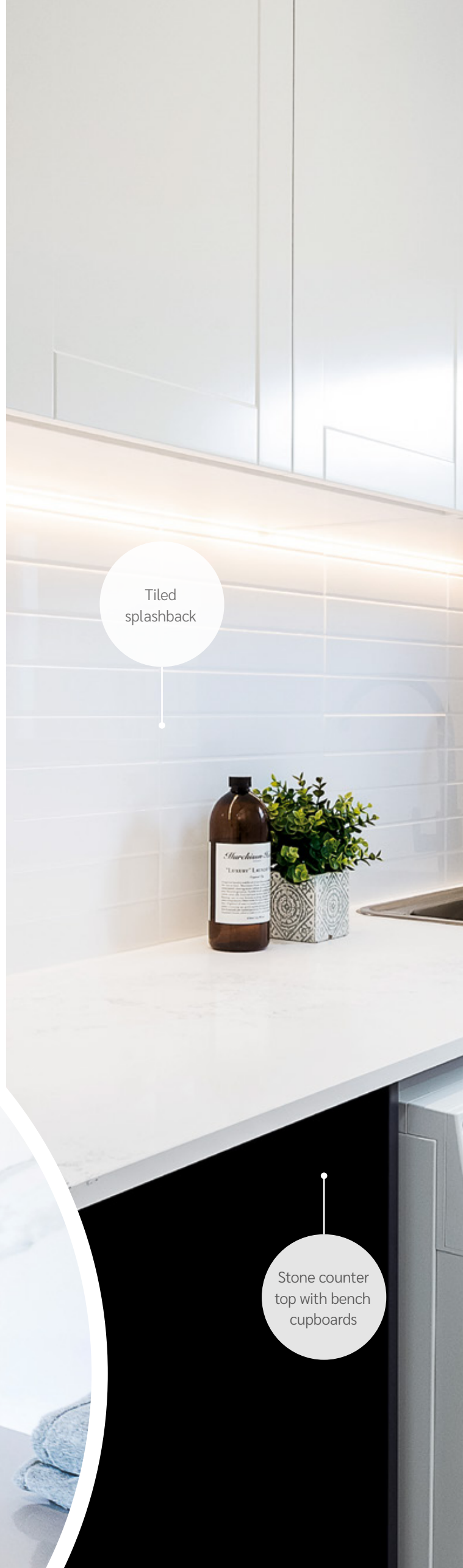
- 900mm laundry bench with square edge door fronts with PVC Edging, 45L Stainless steel drop in tub and door handles with Stone top (all selected from Builders Range and Special Range). White melamine internal linings including one (1) intermediate shelf.
- Laundry cabinet stone - choice between Builders Range and Special Range Lithostone colour range.
- Laminate colours in Polytec Smooth, Matt, Sheen, and Woodmatt finishes.

## TAPWARE

Choice of Premium Gareth Ashton Sidelever Mixer - Black or Chrome (2K1, 3K2, 3K3 and 3K4).

## TILING

- Ceramic wall and floor tiles from Builders Range.
- Tiled Splashback up to 600mm above all benchtop.
- Fully tiled floor.



Tiled splashback

Stone counter top with bench cupboards



Choice of premium laundry mixers



# Storage

Storage spaces have been thoughtfully designed to seamlessly blend with your luxury décor. Choose from a superb selection of colours and finishes to bring it all together beautifully.

## WARDROBES

- Aluminum framed sliding doors with mirrored fronts, overhead melamine shelf (White) and hanging rail to all Bedrooms (colours from Builders Range).
- Walk in robe to Bed 1 with Corinthian hinged door (where applicable), overhead melamine shelf (White) and hanging rail.

## LINEN CUPBOARD

- Plan specific: Aluminium framed sliding doors with coloured vinyl fronts (colours from Builders Range).
- Four (4) melamine shelves in White.

Photography is for illustrative purposes only and may feature non-standard items that are not included in the Inspire Inclusions Range. Decorative items such as furniture, homewares and some appliances are not included. Pricing, materials, suppliers and specifications may be subject to change without notice. This brochure is a guide only. Please refer to your contract for all final inclusions.

# Doors

Set the scene for your new home by choosing the perfect combination of statement entry doors, quality internal doors and sleek, stylish handles from our carefully curated selection.

## EXTERNAL DOOR

Corinthian 820mm glazed paint grade front entry door (gloss acrylic) from Inspire Range.

## EXTERNAL ENTRY HANDLE

Oxford Touch Plus Entrance Set (Matte Black, Polished Chrome or Satin Chrome).

## INTERNAL DOORS

Internal Corinthian flush primed range, Motive range, and Impressions range.

## INTERNAL DOOR HANDLES

Avalon internal door handles and deadlocks to garage internal door (Chrome or Matte Black).

## DOOR STOPS

Sphere magnetic door stops (PC T0638) to all internal doors.

### EXTERNAL ENTRY HANDLES



OXFORD TOUCH PLUS  
POLISHED CHROME



OXFORD TOUCH PLUS  
SATIN CHROME



OXFORD TOUCH PLUS  
MATTE BLACK

### INTERNAL DOOR HANDLES



AVALON MATTE CHROME



AVALON MATTE BLACK

### EXTERNAL DOORS



PURB 01

PURB 02

PURB 4

PURB 04

PURB 101

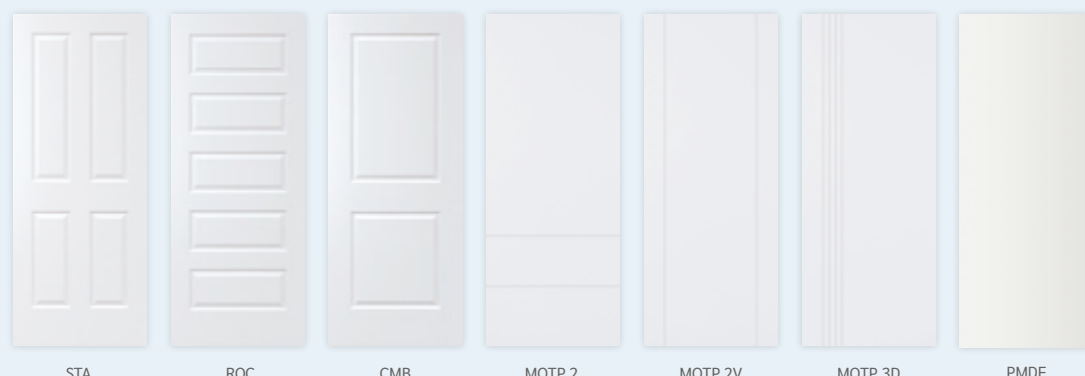
PMAD101

PMAD104

PSC 1

PSC 4

### INTERNAL DOORS



STA

ROC

CMB

MOTP 2

MOTP 2V

MOTP 3D

PMDF

# Electrical

We take care of the finer details, so you don't have to – ensuring that your new home meets the highest electrical standards, complete with a premium selection of lighting, ceiling fans, switches and power points.

## INTERNAL LIGHT POINTS

- Energy saver lamps and batten holder fittings installed to 100% of the floor area
- Ceiling fans with light combination to all bedrooms and living areas (double storey designs only)

## EXTERNAL LIGHT POINTS

- Ceiling fan with light combination to alfresco.
- Batten holder and bulb to external of laundry and front door/porch.

## EXHAUST FANS

Externally ducted exhaust fans (where required for NCC compliance).

## SWITCHES & POWER POINTS

- Hager Allure accessories throughout in choice of Matte Black or Matte White.
- Ample double power points throughout.
- One USB power point allowance.

## TV POINT

Two (2) television points.

## SMOKE DETECTORS

Hardwired smoke detectors throughout (compliant with legislation).

## CIRCUIT BREAKERS

Automatic circuit breakers with earth leakage safety switches to meter box.

## UNDERGROUND CONNECTION

Underground connection (80-amp single phase) from main supply point to meter box (allowance of 10lm).

## NATIONAL BROADBAND NETWORK

NBN pre-wire including one (1) data point and one (1) Network data point.



# Plumbing

## SEWER

50 lineal metres of sewer drains allowed as standard.

## STORMWATER

90 lineal metres of stormwater drains allowed as standard.

## COLD WATER

10 lineal metres allowed to connect from existing water meter to house.

## GARDEN TAPS

Front and rear garden tap included.



**Additional ceiling height**

Enjoy additional ceiling space with 2590 high ceiling on single-storey and double-storey homes (both levels).

3x coats of paint to all walls

# Interiors

At Hallmark, we appreciate the importance of attention to detail. Premium paintwork and many other high-quality interior inclusions take your home to a new level.

## CEILING PAINT

Builders Range flat acrylic in White.

## DOORS & WOODWORK PAINT

Gloss acrylic to all internal doors and woodwork.

## CEILINGS

Single-storey 2590mm ceiling heights  
Double-storey 2590mm ceiling heights on ground level and 2590mm ceiling heights on 1st floor

## STAIRS

Paint / Carpet Grade (MDF) treads, risers and stringers with Paint grade Newell posts and balustrade with Paint grade handrail and 14mm diameter powder coated (Black) steel balusters.

## SKIRTINGS

68mm x 12mm Splayed, Classic, Pencil Round or Double Pencil Round profile (MDF) for painting.

## ARCHITRAVES

42mm x 12mm Splayed, Classic, Pencil Round or Double Pencil Round profile (MDF) for painting.

## COVE CORNICES

75mm throughout.



# Roof, Windows & Garage

Create the ultimate street appeal for your new home with a selection of high-quality external building components and materials, including a contemporary range of Colorbond® steel colours for your roof and garage door.

## FASCIA & GUTTER

Colorbond® metal fascia, quad gutter and 90mm round PVC downpipes.

## GARAGE DOOR

Modern garage door (choose between: standard, premium or matt colours) utilising all Colorbond® colours (excluding deco wood).

## OUTDOOR LIVING

Covered Alfresco slab with brick pier and broom finished concrete.

## WINDOWS & SLIDING DOORS

- Powder coated aluminium clear glazed sliding windows and alfresco sliding/stacker door (as applicable). Colours from Builders Range. Locks to all opening windows and sliding/stacking doors.
- Low E glass to all habitable rooms. (Double storey designs only).

## ROOF

Colorbond® steel roof from Builders Range with 60mm Anticon blanket.

## GARAGE DOOR COLOURS



**Colorbond®**



Artist Impression Only.

# Walls

## INTERNAL WALLS

Internal linings: 1 x 4 lineal metre HardieGroove™ VJ panel feature wall.

## WALL PAINT


- One (1) sealer coat, two (2) coats of washable premium acrylic Taubmans Endure to all walls.
- One (1) colour to internal walls allowed, same colour gloss acrylic to all internal doors and woodwork.

## EXTERNAL WALLS

Single height clay bricks from Builders Range. Natural ironed mortar joints.

## EXTERNAL PAINTING

Gloss acrylic to external woodwork, meter box and downpipes.



HardieGroove™  
VJ feature wall



# Inspire Inclusions

We've made it easy to know exactly what's included in your new home, by listing it all right here for you. If there's anything you're not sure about, just ask our friendly team!

## GENERAL

Prices are based on 'M' class fully serviced sites. Includes the cost of Engineers soil test and structural foundation design, concrete pump, minimum sediment/erosion control, site inspections, contour survey, standard building certification, plumbing and drainage fees, waste levy, PLSLA levy fee, QBCC Insurance and Contractors All-Risk Insurance. Construction methods to suit N2 wind loading as per the Building Code of Australia. Allowance included for up to 1m cut and 1m fill. Possible extra costs not allowed for and to be paid by the Owner include, but are not limited to, the following: additional Council requirements, slab/footing piers, retaining walls, soil stabilisation and retention, rock excavation, tree removal, acoustic requirements, bushfire requirements, A.H.D. requirements, and sand/metal pipe bedding (if required by local authority).

## ACCESS

Accessibility to the building site is the responsibility of the owner. Any costs incurred by the Builder due to difficult site access, including crane hire and hand carting of materials, to be paid by the owner.

## TERMITE TREATMENT

Termite treatment to AS3660.1 (Section 6) including monolithic slab and physical barrier system to service penetrations and perimeter.

## FOUNDATIONS & FLOOR

Engineer's Concrete slab system designed by QLD Soil Testing for "M" soil classification to AS2870 with brick rebate and exposed perimeter edge beam. No stepdown to Garage floor. 231m allowance for slab/footing piers.

## EXTERNAL WALLS

Single height clay bricks from Builders Range. Natural ironed mortar joints.

## INTERNAL WALLS

H2 classification treated pine wall frames and trusses. Timber walls and ceiling framing lined with 10mm plasterboard.

## CEILING HEIGHTS

Single-storey 2590mm ceiling heights.

Double-storey 2590mm ceiling heights on ground level and 2590mm ceiling heights on 1st floor.

## STAIRS

Paint / Carpet Grade (MDF) treads, risers and stringers with Paint grade Newell posts and balustrade with Paint grade handrail and 14mm diameter powder coated (Black) steel balusters.

## INSULATION

R3.0 Glasswool insulation batts to ceiling. Reflective foil wrap to external walls. R2.0 Glasswool insulation batts to all lightweight external walls. R2.0 Glasswool insulation batts to all external walls (double storey designs only)

## FASCIA & GUTTER

Colorbond® metal fascia, quad gutter and 90mm round PVC downpipes.

## HIP ROOF

Colorbond® steel roof from Builders Range with 60mm Anticon blanket at 23.5° pitch with 450mm wide eaves. 2 no. whirlybird roof ventilators.

## WINDOW AND SLIDING DOORS

Powder coated aluminium clear glazed sliding windows and patio sliding/stacker doors (as applicable). Colours from builders range. Locks to all opening windows and sliding doors. Low E Glass to all habitable rooms (double storey designs only).

## MOULDINGS

Skirtings 68mm x 12mm Splayed, Classic, Pencil Round or Double Pencil Round profile (MDF) for painting.

Architraves 42mm x 12mm Splayed, Classic, Pencil Round or Double Pencil Round profile (MDF) for painting.

## DOORS

Internal Internal Corinthian flush primed range, Motive range, and Impressions range.

External Corinthian 820mm wide glazed paint grade front entry door from Inspire Range.

## DOOR FURNITURE

Internal Avalon internal door handles and deadlocks to garage internal door - Matte Chrome or Matte Black

External Lane Oxford Touch Plus Entrance Set - Matte Black, Polished Chrome or Satin Chrome.

Garage Deadlocks to garage internal door (Chrome or Matte Black).

## KITCHEN FITTINGS

Cupboards Square edge door and drawer fronts with PVC edging and selected door handles (from Builders Range). 600mm wide cupboard with overhead cupboards. White melamine internal linings including one (1) intermediate shelf and a bank four (4) drawers. A microwave space provision. Pantry unit with White melamine shelves OR Walk-In Pantry with four (4) White melamine shelves (plan specific). Laminate colours in Polytec Smooth, Sheen, Matt, and Woodmatt finishes.

Fridge Space Two door laminated 'push to open' overhead cupboards above fridge space for additional storage.

Pantry Shelves Laminated Pantry unit (plan specific) (2400mm high) with four (4) shelves (complete with painted bulkheads to ceiling).

Benchtops Choose from Builders Range and Special Range Lithostone colour range.

**Option 1** - 20mm thick reconstituted stone (from Builders Range and Special Range) with a reconstituted stone waterfall gable with Mitred Joint (up to 2 gables - maximum 820mm wide).

**Option 2** - 40mm thick reconstituted stone on Island bench (up to 820mm wide from Builders Range and Special Range) with 20mm thick reconstituted stone (from Builders Range) on rear cupboards.

Sink A choice of quality PQ200 double bowl undermount or overmount.

Tapware Choice of Premium Gareth Ashton Square Sidelever Mixer - Black or Chrome (2K1, 3K2, 3K3 and 3K4).

## KITCHEN APPLIANCES

**Option 1** Bosch 60cm Series 8 Built In Oven (Black) (HBG7741B1A), Bosch 60cm Series 6 Induction Cooktop (Black) (PVS631HC1E), Bosch 53cm Ducted Undermount Rangehood (DLN54AA70A), Bosch 60cm Series 2 Freestanding Dishwasher (SMS24AI01A).

**Option 2** Bosch 90cm Series 6 Pyrolytic Built-In-Oven (Black) (VBD578FB0), Bosch 80cm Series 6 Induction Cooktop (Black) (PVS831HC1E), Bosch Series 8 Integrated Rangehood 86cm (Stainless Steel) (DHL895DAU), Bosch 60cm Series 2 Freestanding Dishwasher (SMS24AI01A).

**Option 3** Bosch 90cm Dual Fuel Upright Cooker with 8 Function Oven, 6 Burners (Stainless Steel) (HSB738357A), Bosch Series 8 Integrated Rangehood 86cm (Stainless Steel) (DHL895DAU), Bosch 60cm Series 2 Freestanding Dishwasher (SMS24AI01A).

IMPORTANT NOTE: Prices exclude the cost of floor coverings, curtains or blinds, light fittings, prints, decorator items, painted feature walls, feature tiling to wet areas, tiling to living areas, patios and front porches, timber balustrades, decorative posts and external bagging/rendering and painting to remainder of homes, fencing, retaining walls, landscaping, watering systems, paving, pergolas, air conditioning, additional telephone or data points, security alarms, water tanks and on-site sewage treatment systems unless specified by way of variation. Inclusions may vary according to your chosen home design. The Company reserves the right to alter its plans, specifications and prices without notice. QBCC Licence 23846.



## BATHROOM & ENSUITE FITTINGS

Bath	1525mm Tondo inset bath to Main, and 1675mm Tondo Island to Ensuite (plan specific).
Shower and Shower Screen	Rail Shower - Main Bathroom & Ensuite Gareth Ashton rail shower (SRA06) (Black or Chrome). Semi Frameless shower screen.
Vanity Units	'Lucca' wall hung Builders Range laminate finish or 2 Pac vanity unit with soft close drawer/s and a 20mm thick (from Builders and Special Range stone colours) reconstituted stone bench top with arised edge profile.
Tapware	Choice of Premium Gareth Ashton tapware in either Black or Chrome. Basin Mixer - Vela Basin, Poco Basin, Park Avenue Basin. Shower Mixer - Vela Shower, Poco Shower, Park Avenue Shower. Bath mixer and Spout - Vella, Poco, Park Avenue.
Vanity Mirror	900mm high (nominal) micro framed mirrors to full width of vanity as per plan.
Towel Rails	Gareth Ashton Poco Double Towel Rail - Black or Chrome.

## W.C. FITTINGS

Toilet Suites	Seima Modia wall faced with classic seat - White.
Toilet Roll Holder	Gareth Ashton Poco toilet roll holder - Black or Chrome.

## LAUNDRY FITTINGS

Cabinet	900mm laundry bench with square edge door fronts with PVC Edging, 45L Stainless steel drop in tub and door handles with Stone top (all selected from Builders Range and Special Range colours). White melamine internal linings including one (1) intermediate shelf.  <b>Laundry cabinet stone:</b> Choice of standard and special selection Lithostone colour range.  <b>Laminate colours:</b> Laminate colours in Polytec Smooth, Matt, Sheen, and Woodmatt finishes.
Tapware	Choice of Premium Gareth Ashton Square Sidelever Mixer - Black or Chrome (2K1, 3K2, 3K3 and 3K4).

## TILING

Wet area	Ceramic wall and floor tiles from Builders Range.
Kitchen	Up to 710mm above all benchtops. Floor tiles NOT included.
Bathroom/ Ensuite	Nominal 2000mm to the shower alcove walls. 500mm over the bath and one (1) skirting row the remainder. Fully tiled floor.
Laundry	Up to 600mm over the benchtop and one (1) skirting tile to remainder. Fully tiled floor.
W.C.	Nominal 200mm high skirting tiles. Fully tiled floor.

## WARDROBES

Aluminium framed sliding doors with mirrored fronts, overhead melamine shelf (White) and hanging rail to all bedrooms (colours from Builders Range). Walk-in robe to Bedroom 1 with Corinthian hinged door (where applicable), overhead melamine shelf (White) and hanging rail.

## LINEN CUPBOARD

Aluminium framed sliding doors with coloured vinyl fronts (colours from Builders Range) and four (4) melamine shelves in White (where applicable).

## INTERNAL LININGS

1 x 4LM VJ panel feature wall.

## HOT WATER SERVICE

Heat pump (280 litre) (plan specific secondary hot water system to be 170L heat pump).

## PLUMBING & DRAINAGE

Cold Water	10 lineal metres allowed to connect from existing water meter to house. Front and rear garden tap included.
Sewer	50 lineal metres of sewer drains allowed as standard.
Stormwater	90 lineal metres of stormwater drains allowed as standard.

## ELECTRICAL

Ample light points and double power points throughout, including one (1) Hager USB integrated Power point. Energy saver lamps and batten holder fittings installed to 100% of the floor area. Two (2) TV points. Automatic circuit breakers with earth leakage safety switches to meter box. Hager Allure accessories throughout in choice of Matte Black or Matte White. Underground connection (80-amp single phase) from main supply point to meter box (allowance of 10lm). Smoke detectors to government requirements. Ceiling fan with light combination to alfresco. Ceiling fans with light combination to all bedrooms and living rooms (double storey designs only).

## NATIONAL BROADBAND NETWORK

NBN pre-wire including one (1) data point and one (1) network data point.

## PAINTING

External	Gloss acrylic to external woodwork, meter box and downpipes.
Internal	Builders Range flat acrylic in White to ceilings. One (1) sealer coat, two (2) coats of washable premium acrylic Taubmans Endure to all walls. One (1) colour to internal walls as standard. Same colour gloss acrylic to all internal doors and woodwork.

## GARAGE DOOR

Modern garage door (choose between - standard, premium or matt colours) utilising all Colorbond colours (excluding deco wood).

## CLEANING

Builder's house clean (windows included). Building debris only removed from site on completion.

# Suppliers

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