



Contact House & Land Investments
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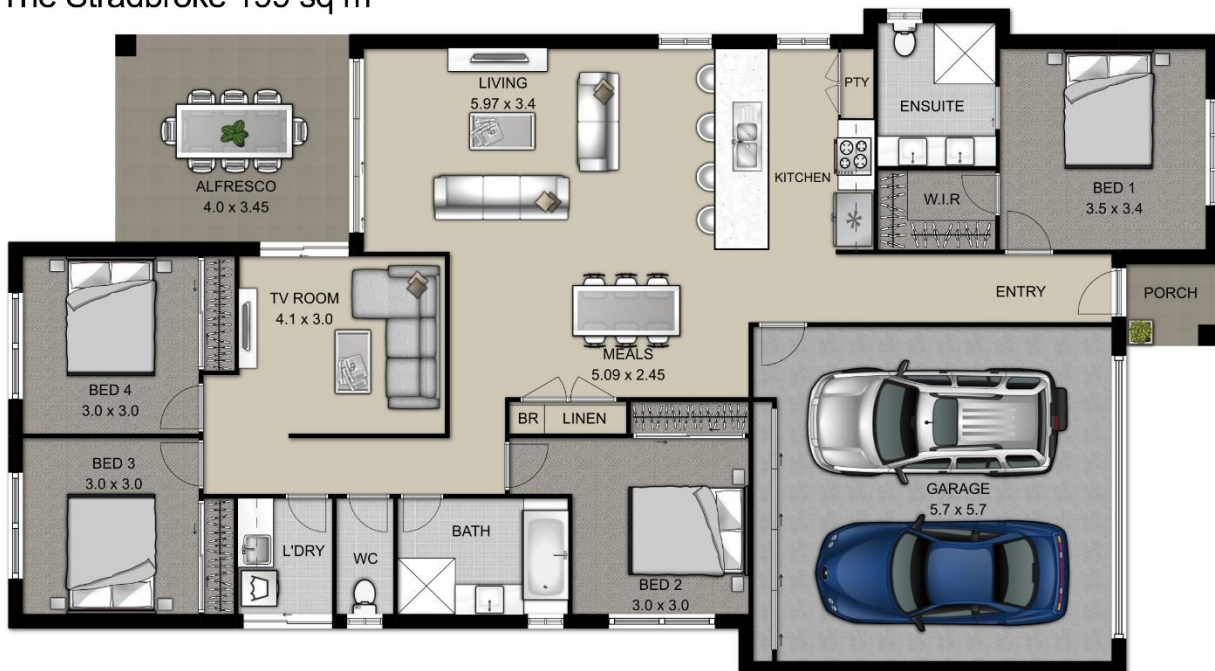
The Stradbroke

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Full Turnkey Package \$ 266,140.00

Plan 199 sqm 4Bed 2Bath 2 Car Garage

The Stradbroke 199 sq m





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Standard Inclusions

GENERAL

- Fixed price HIA contract.
- Six (6) year structural guarantee.
- Price based on fully serviced building lot.
- Engineer's soil test and concrete foundation design.
- Engineer's certification of concrete slab **Class M** allowed for.
- Working drawings and specifications prepared by builder.
- Council/Certification, Plumbing & Drainage fees, including inspections.
- Frames: - Studs at 600 center's / Trusses at 600 centers.
- Ceiling height to be nominal 2570mm.**
- Internal stairs: Paint or carpet grade, full stringer, with timber handrail and balusters (if applicable).
- 2x hose cocks. 1x to front and 1x to rear.

SITE ACCESS

- Unobstructed access to building site is the responsibility of the Owner(s).

SITE WORKS

- Cut and fill up to 600mm site fall.
- Removal of uncontaminated spoil from site by Builder.
- Slab to suit class 'M' classification.**
- Connections: - Sewerage total of 50m, 60m of storm water, 10m of single phase underground power from main supply to meter box and 10m of waste from Council reticulated mains.
- N2 wind loading as per Building Code of Australia.
- 40m of sediment fencing. 60m Site Temp Fencing (NSW Only)
- Concrete pumping included (house slab only).
- No allowance for Retaining or Rock Excavation.**
- No allowance for any acoustics or bush fire requirements.**

TERMITE TREATMENT

- A physical termite barrier in accordance with AS3660.
- 70mm Pine Framing & trusses as per engineering design.

ROOF | FASCIA & GUTTERS | DOWNPIPES

- Colorbond Gutters/Fascias - Quad or Trimline profiles.
- PVC Downpipes -90mm round profile.
- Colorbond roof sheeting (Custom Orb Profile).**
- Roof trusses to be engineer designed at 22.5° unless noted otherwise.
- Anticon Blanket included to all roof areas.**

EXTERNAL FINISH

- Brick veneer external walls from a wide range.
- PGH Face brick:- Thredbo, Bathurst, Lithgow, Uluru, Kimberley, Rice, Hotham, Perisher, or Bangalow Blend.
- Bricks to have natural mortar and raked joints.
- Render to front façade.**
- Exposed aggr driveway (colour from standard range).
- Mail box and fold down clothesline.

INTERNAL LININGS

- Internal Walls lined with 10mm plasterboard to walls and ceiling, villaboard to wet areas, with 90mm cove cornice throughout.
- 68mm x 12mm DAR FJ Pine skirting, painted finish.
- 42mm x 12mm DAR FJ pine architrave, painted finish.
- Taubmans Paint Company for selections.**
- Three (3) coat paint system to all internal walls, (builder's range).
- Gloss enamel paint to all internal doors and woodwork.
- Ceilings internal, External & soffits to be white.
- One (1) paint colour only to walls, architraves, skirting's and doors as standard.
- Standard wet area tiling, **main floor and Alfresco** from Builders standard range.
- Tiled niches in showers.**
- Roller blinds to all bedroom and living area windows and sliding alfresco doors.
- Carpets to all bedrooms/robes and media rooms as plans from builders' range.

LANDSCAPING | Turf, River Rock, steppers and garden bed as required

\$4,000.00 allocated.

CABINETRY

- Bench tops: - 20mm with arise edge Smart Stone to kitchen, Bathroom, En-suite & Laundry (1x choice of stone only throughout).**
- Vanity cabinets:- 2 Door unit Laminex colourboard with matching 1mm edging.
- Laundry cabinet:- 2 Door unit Laminex colourboard with matching 1mm edging.
- Kitchen cabinets and overhead cabinets Laminex colourboard with matching 1mm edging as shown on the plan.
- Soft close mechanisms to draws and doors to all cabinetry.**
- APPLIANCES | HWS | (as attached)**
- Cook top/Oven: - **Euromaid GE90S (90cm) GAS Free Standing Oven.**
- Rangehood: - **Euromaid AAG9SE3 (90cm) Glass Canopy Range Hood.**
- Dishwasher: - **Euromaid DC14S (60cm) Orbital Wash System** in stainless steel.
- HWS: - Gas Instantaneous.

SINKS | SANITARY WARE | SHOWERS | MIRRORS | (as attached)

- Kitchens sink double bowl drop-in.
- Laundry tub Everhard 45lt 'SS' Drop in.
- Square china counter topbasins.
- 1650mm anti slip - white acrylic Bath.
- Close coupled full ceramic Toilet suite with Soft Close Seat.
- Mixers throughout.
- Accessories double towel and toilet roll holder.
- Shower on rail and ceiling dropper to Ensuite.**
- Semi Frameless clear glass shower screens with pivot door.
- Frameless polished edge mirrors are 900mm high x length of vanity.

ELECTRICAL | (as attached plan)

- LED Down lights in brushed chrome. (27 lights on average)**
- External soffit lights and sensor lighting at entry. **(7 lights on average)**
- 1 x Ceiling fan per bedroom, Study, living area etc - 3 blade stainless steel.
- Double GPO's and single GPO's as plan. **(20 points on average)**
- 4no TV points and 3no phone/data point.**
- Hard-wired smoke detectors as regulations for approval.
- Wired for future pay TV to lounge room and media room if required.**
- Wired for future NBN or development equivalent (Phone/Data).**
- UHF/Digital antenna as required.**
- Wired for music speakers to lounge/kitchen/alfresco for future ipod dock.**
- Security alarm system with sensors and key pad.**
- Daikin ducted air conditioning reverse cycle with 6 zones to suit house design.**
- Heater towel rail to main bathroom.**

DOORS

- Exterior front door Humes 'Newington' range (Painted + Clear glazing).
- Internal doors to be Humes 'Flush Panel' redicote)
- Exterior laundry door to be sliding glass in aluminum frame (where shown).
- Wardrobe doors to be **Mirror** sliding doors (where shown on plan)
- Linen cupboard doors to be vinyl sliding doors as plan
- Fit-out to robe be with a white melamine top shelf, hanging rail and 4 shelves.**
- Fit out to linen cupboard to be 4x white melamine shelves.**
- Garage storage to have vinyl sliding doors and 4 melamine shelves. As required**
- Lockwood Nexion Lockset lever door handles to external doors.
- Lockwood Velocity series lever door handles to internal doors.
- Remote controlled Steel-line Timber Look Garage door (2,100mm x 4,800mm) (includes 2 remote handsets)

WINDOWS

- Aluminium sliding windows with key locks - clear glass with frames from the standard range of colours.
- Fly-screens to sliding windows and sliding doors only.**

ENERGY CONSIDERATION

- R2.5 batts are included to living area ceiling (excludes Garage & patios).
- Sisalation is included on external walls.
- R1.5 batts are included to external walls where required.
- 80% energy efficient lighting as a minimum.

FENCING | treated pine fencing with gates as covenant requirements **allowance \$2,500.00 allocated.**