NOSTRA

CONTEMPORARY LIVING

BY NOSTRA

TURN-KEY INCLUSIONS

Anything but standard.

CONTEMPORARY LIVING
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GENERAL
▸ 25 year structural guarantee
▸ Dwelling constructed independently

CONNECTIONS
▸ Garden taps/Front and rear
▸ Stormwater drains
▸ Sewer drains
▸ Electricity, gas and water connections
▸ Fibre Optic wiring - up to 2 data points to home for television, data and phone-points to central garage point (does not include installation of Hub or final connections)
▸ All connections exclude consumer connection fees and utility account opening fees

FOUNDATIONS
▸ Fixed Site Costs (Rock Included)
▸ Engineered minimum 25mpa concrete slab 400mm thick

FRAMING
▸ Stabilised pine "MGP10" wall frames with LVL lintels and beams
▸ Engineered designed roof trusses at 22.5 degree pitch
   Note: certain double storey designs are flat deck specific

CEILINGS
▸ 2590mm height for single storey and ground floor of double storey designs with 2400mm for upper levels
▸ 90mm cove cornice throughout

WINDOWS
▸ Aluminium windows with clear glazing
▸ Keyed Locks to all windows
▸ Flyscreens to all openable windows
▸ Holland Blinds to all Windows (excludes doors and fixed windows)

FACADE
▸ Facade as noted in approved architectural drawings

EXTERNAL CLADDING
Single
▸ Clay Bricks from builders range to garage and house
▸ Brick infills to front elevation and 4.5mm fibre cement to remainder
Doubles
▸ Pre coated polystyrene panels with render finish and clay bricks to garage
   (Refer to plans)

ROOF PLUMBING/TILES
▸ COLORBOND fascia, gutter, downpipes and cappings with concrete roof tiles
   Note: Certain designs are zinc flat deck specific

INSULATION/6 STAR
▸ Sisalation wall wrap
▸ R1.5 wall batts to external walls
▸ R2.5 insulation wool to ceiling cavity of living areas
▸ Gas continuous flow solar hot water unit

GARAGE
▸ Panel lift COLORBOND Garage door with 2 hand held and 1 wall mounted remote control
▸ Brickwork above garage door

STAIRS
▸ Half Height plastered wall Balustrade
▸ MDF treads and risers with carpet finish

EXTERNAL BALUSTRADE
▸ Refer to working drawings for balcony detail

DOORS/FURNITURE
▸ Entry: 2040mm x 820mm Solid core door with Trilock entrance set
▸ Laundry: 2100mm x 1450mm Sliding door (design specific)
▸ Internal: 2040mm high Flush panel doors with Gainsborough (Brushed Chrome) passage handles and air cushioned door stops
▸ Chrome knob to robe cupboards

SKIRTING/ARCHITRAVES
▸ 67mm x 18mm Primed MDF skirting and architraves
▸ Tiled Skirting 100mm to wet areas

SHELVING
▸ Robes: x 1 shelf with chrome hanging rails
▸ Pantry: x 4 shelves
▸ Linen: x 3 shelves

ELECTRICAL
▸ Safety switches (residual current devices)
▸ Direct wired smoke detectors
▸ 10 watt LED downlights to down stairs Meals, Kitchen, Hallway, Family with Batten holders to remainder
▸ 1 x Rear flood light
▸ Exhaust fans to areas with no openable window
▸ 1 x Double powerpoint to each room (Refer to Standard Plans)
▸ 1 x Television and phone point (Refer to Standard Plans)

HEATING AND COOLING
▸ 7kw Split System to ground floor only (kitchen/meals/family area)
▸ 1.2kw Nobo electric heating panels to all bedrooms
▸ 1.5kw Nobo electric heating panel to second living area (floorplan specific)

TOILETS
▸ Dual flush cisterns with Vitreous China pan
▸ Toilet roll holders

BATHROOM/ENSUITE
▸ Full laminate cabinets and 20mm stone benchtops
▸ Vitreous china designer basins with chrome flick mixers
▸ 1665mm white acrylic bath tub with chrome outlet and tap set (product specific)
▸ Polished edge mirrors (size is width

CLIENT SIGNATURE

DATE

of vanities x 950mm high)
- Ensuite/bathroom: poly marble shower base size as per plans
- Polished silver framed safety glass, pivot door shower screens and wall mounted mixer
- Double towel rail holder

KITCHEN
- Australian made kitchen
- Laminate panels and doors including open shelves to rear of bench
- 20mm Stone benchtops
- Overhead cupboards
- Double end bowl stainless steel sink with chrome mixer
- Designer D pull handles

APPLIANCES
600mm stainless steel Smeg:
- Built-in Oven
- Gas Cooktop
- Concealed Undermount Rangehood
- Dishwasher

LAUNDRY
- 45L stainless steel tub with acrylic cabinet and chrome mixer

FLOOR COVERINGS
- Ceramic floor tiles (450mm x 450mm) or timber laminate to main hallway, living, kitchen and meals
- Ceramic floor tiles (450mm x 450mm) to bathroom, toilet, ensuite and laundry
- Carpet to remainder (Category 1 builders range) (Refer to standard plans)

WALL TILES
Ceramic wall tiles to:
- 700mm above kitchen bench
- 2000mm to shower walls
- Bath edge to floor
- 400mm above bathtub

PAINT
- Dulux Washable Low Sheen Acrylic to all Walls
- Dulux Flat Acrylic to all Ceilings

- High Gloss Enamel to all interior wood work and doors
- Dulux Weather Shield to all exterior woodwork
- 3 coat paint system

EXTERNAL
- Coloured concrete driveway, plain concrete 800mm wide path (as per plan)
- Full front and rear landscaping with drought resistant plants x 10 with pebbles and mulch
- Fencing to all boundaries to developers requirements including wing gate where required (refer to plans)
- Letterbox
- Wall mounted clothesline (All external works to builders discretion)

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