Experience a new level of luxury inclusions.

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Luxury Inclusions

Guarantee

25 year structural guarantee
Public liability insurance
Construction insurance
Warranty insurance
Builders insurance

Connections

Connections to stormwater, sewer, mains gas, mains water and underground power connections based on a maximum 5m home setback on an allotment up to 612m² (excludes consumer connection fees and utility account opening fees

2 garden taps provided - 1 inside the front boundary and 1 attached to the rear of the home

Foundations & Framing

Allowance for up to 300mm cut and fill for level building platform
Engineered H1 class 25mpa concrete slab with steel reinforcement as a minimum
Provide recommended lintels and beams as per engineering
Machine graded pine (MGP10) wall frames
450mm stud wall spacing throughout entire frame, including load and non-load bearing walls
Engineered designed roof trusses at a 22.5 degree pitch

Ceilings

2740mm high ground floor ceilings on all designs
2590mm high ceilings to first level of double storeys
90mm cove cornices throughout the entire home

Windows

Aluminium awning windows to front facade
Sliding windows with clear glazing to remainder of home (design specific)
Keyed locks to all windows
Double glazing to all standard windows only (does not include sliding doors or double glazing for additional/changed windows to the home)

Brickwork and External Cladding

Single Storey Homes

Selection of bricks from builders range
Brick infills above all windows, passage doors and garage door

Double Storey Homes

Selection of bricks from builders range to ground floor
Choice of colour render finish to polystyrene panels to first floor
Brick infills above windows and external doors to entire ground floor
Brick infills above garage

Roof Tiles

Selection of concrete roof tiles from builders range or metal roof (job specific)

Roof Plumbing

Colorbond fascia
Colorbond gutters
Colorbond downpipes
Colorbond cappings
Maintenance free and corrosion performance
Note: Zinc flat deck roofing comes with zinc box gutters

Insulation

Sisalation wall wrap
R1.5 wall batts to external walls
R2.5 insulation wool to ceiling cavity to all habitable rooms

Hot Water System

Hot water system

Garage

Automated garage door
Brickwork above front garage door supported by steel lintel beam (design specific)
Double powerpoint to garage
Double LED tube lighting to garage
2340mm x 820mm internal access door with Gainsborough brushed chrome passage handle
2040mm x 820mm external access door with keyed lock entrance set to gain access to rear yard

Stairs – Floorplan Specific

Carpet lined, refer to working drawings for staircase detail

Doors and Finishes

2340mm front entry tri-lock (entrance tri-lock)
2340mm internal high flush doors with brushed chrome passage handles (to single storey and ground floor of double storey)
Air cushioned door stops to all internal doors
External laundry door: 2110x1450mm wide glass sliding door with aluminium frame (floorplan specific)
Chrome cylinder knob to robe and linen cupboards

Skirting and Architraves

100mm high tiled skirting to laundry, bathroom, ensuite and toilet
67x18mm primed MDF skirting boards to remainder of home
67x18mm primed MDF architraves around doors and windows

Electrical

LED downlights to living, hallway, family, kitchen areas (as per floorplan)
Batten holder lights to remainder of home
Light switches and powerpoints
Two double powerpoints to master bedroom
Mobile charger point to master bedroom
One double powerpoint to each room
One telephone point
Two TV points
One rear flood light
Downlight to front porch
Direct hard wired smoke detectors
Exhaust fan to main bathroom
Exhaust fan to ensuite
Safety switches - residual current device
Provision for future car charging point
3 phase power

Heating

Gas ducted heating with thermostat (number of points & unit size are floorplan specific)

Toilets

Vitreous china close couple suite, with soft close seat
Toilet roll holders

Bathroom and Ensuite

20mm mineral surface benchtops
A choice of 6 Vitreous china designer basins with chrome flick mixers
Full laminate cabinets including recessed-rails
Double vanity to ensuite
(Note: 16mm shadow line to base cupboards and drawers if standard handles are chosen. Shadowline is not applicable to recessed-rails)
Recessed laminate kicker to vanity
Semi frameless showerscreens
Wall mounted shower set on rail with chrome mixer

Energy

Minimum 2kw solar PV system with inverter (size to be determined at build stage)
7 Star Energy Rating on standard floorplan
Tiled shower bases to all showers, one shower base to be stepped down
Minimum 1200mm ensuite shower (refer to plans)
2 metre high ceramic wall tiles to shower walls with your choice of colour
Polished edge mirrors 950mm high by the width of the vanity
Ceramic wall tiles 200mm above vanities
1665mm white acrylic bath tub with chrome flick mixer and spout
Ceramic wall tiles 400mm above bathtub
Ceramic tiles from Bath edge to floor
Chrome towel rail holder to bathroom and ensuite

Australian Made Kitchen

40mm mineral surface edging to benchtops
Designer colour range laminated overhead cabinetry including 20mm overhang and painted plaster feature bulkhead above
Designer colour range laminated base cabinetry including recessed-rails
Note: 16mm shadow line to base cupboards and drawers if standard handles are chosen. Shadowline is not applicable to recessed-rails.
Laminate overhead cupboard to fridge space with open shelf
Two pot drawers either side of oven (four in total, refer to plans)
Undermount sink to kitchen
Upgraded sink mixer (Brushed nickle)
Tiled ceramic splashback to kitchen with your choice of colour
Cold water point to fridge cavity
Soft closing mechanism to all draws (refer to standard floorplan)

Fisher and Paykel Appliances

900mm, Fisher and Paykel black built-in oven
900mm, Fisher and Paykel gas cooktop
900mm, Fisher & Paykel stainless steel undermount rangehood, externally vented
600mm Fisher & Paykel stainless steel dishwasher

Laundry

Full laminate cabinet with recessed-rails base cabinetry and benchtop
Stainless steel 45L insert trough and chrome mixer

Flooring

Your choice of laminate flooring or 600mm x 300mm Ceramic floor tiles (Please refer to standard floorplan for locations)
Your choice of 600mm x 300mm Ceramic floor tiles to bathroom, ensuite, toilet and laundry (as per plans)
Carpet to all bedrooms and remainder of home (refer to standard floorplans for locations)

Shelving

One 450mm deep shelf to all walk in and built in robes
Chrome hanging rails to all walk in and built in robes
Four 450mm deep shelves to walk in pantry or pantry
Three 450mm deep shelves to all linen cupboards

Paint

Dulux 3 coat wipeable low sheen acrylic to all walls
Dulux 2 coat flat acrylic to all ceilings
High Gloss Enamel to all interior wood work and doors
Dulux Weather Shield to all exterior woodwork

Alfresco – Floorplan Specific

Flat Acrylic paint to complete plasterlined ceiling
Concrete floor which is poured at slab stage

Balconies – Floorplan Specific

Refer to working drawings for balcony detail

Preliminaries

Soil test by a geotechnical engineer
Site survey by a certified land surveyor
Required council documents and building permits
Personalised one on one colour selection at Nostra Select Showroom
Asset protection application (if required)

RACV

12 month RACV Home Assist policy

Built for Living.

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