



Internal

- Ceramic tiles to bathrooms, laundry, shower walls and splash backs
- Corinthian flush panel doors with Gainsborough Lianna door furniture
- Built in wardrobes with either glass, vinyl or mirrored sliding doors
- Flushed plasterboard walls and ceilings with 75mm cornice
- Pre-primed pine skirting boards throughout

- Fully painted internal walls, skirting boards, ceilings and doors throughout
- Locally made 20mm Essastone bench tops with Polytec cabinets to Kitchen and laundry
- Cast marble bench tops with Polytec cabinets to bathrooms and ensuites
- 60cm Westinghouse stainless steel oven, cooktop and rangehood to kitchen
- Mizu sink mixers, tapware and bathroom accessories with choice of 4 colours
- Posh ceramic basins and water saver toilet to bathrooms and ensuites
- Memo Hugo stainless steel sink to kitchen

- Stainless steel trough to laundry

- Generous amount of LED downlights throughout with up/down lights externally
- Semi-frameless shower screens to bathrooms and ensuites
- Framed mirror above bathroom vanity

External

- Engineered pre-stressed concrete slab with 600mmx150mm concrete ring footings
- Engineered BlueScope 90mm steel wall frames and roof trusses
- Colorbond Custom-Orb roof sheeting, fascia and gutters
- External cladding as per renders – Colorbond, James Hardie and Weathertex
- Aluminium powder coated, fully glazed, 6.38mm toughened glass windows and doors with aluminium mesh flyscreens
- Fibre cement sheeting to eaves and external ceilings

- Instantaneous gas hot water system

- Termite barrier to all external walls

- R2.5 high density batts to all internal and external walls
- R4.0 batts to internal ceilings

- R1.3 60mm anticon under roof sheeting

- Sizational wall wrap to external walls

- 12mm Thermal break between wall wrap and external cladding
- Fully painted to all external cladding, ceilings and eaves

Other

- 200km delivery from Cowaramup included
- Building application and fees
- HIA lump sum (fixed price) contract

- Energy assessment, BAL report and engineered approved plans
- Home Owner's warranty

- Six month maintenance period

*These specifications are based on the "Original" range



SOUTH WEST LIVING
SIMPLE | SUSTAINABLE | MODULAR

Upgrades

What are the extra costs?

Just like our beautiful South West beaches, each block of land is unique! Which is why it is difficult to price the site costs until we commence a site visit.

Site costs include:

Earthworks

Connection to services (electricity, water & sewerage)

Extra transport costs



Upgrades

- BAL, engineering or wind rating upgrades
- Air-conditioning
- Fireplace
- Window treatments
- Floor coverings
- Carports & garages
- Verandahs, decking, alfrescos
- Rainwater tanks
- Sewerage systems (talex or septic)
- Solar panels
- Finishing upgrades