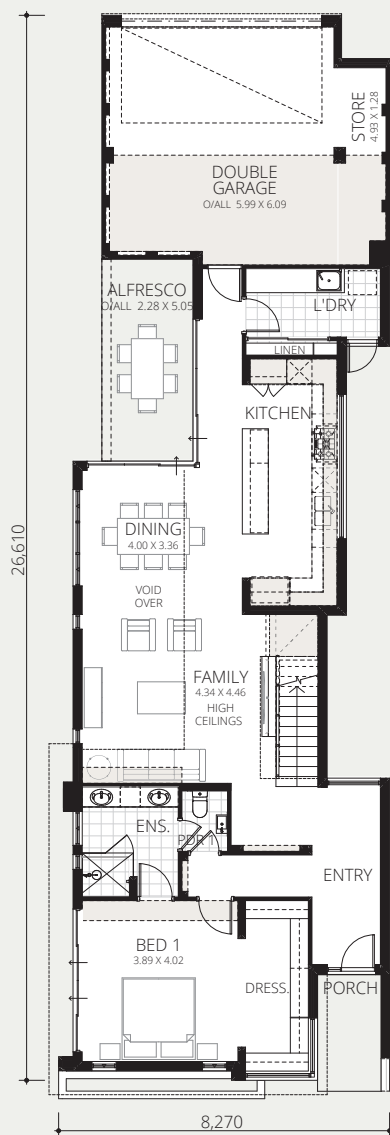


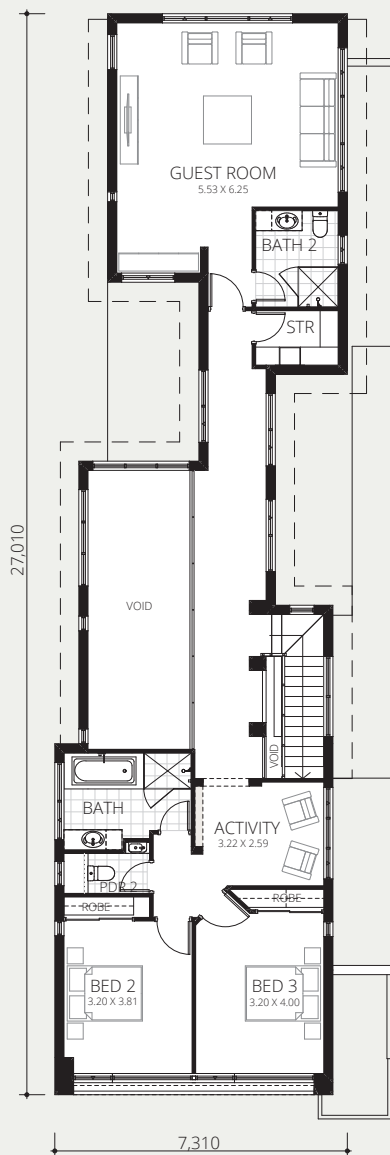
The West End



Ground Floor 18710m²
 Upper Floor (incl. void and stairs) 153.47m²
GRAND TOTAL 340.57m²



Ground Floor



Upper Floor

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42 Hasler Road, Osborne Park,
 Western Australia 6017

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Signature Specification

Key Features

- Fixed price HIA contract
- Housing Indemnity Insurance
- 6 months maintenance period
- Lifetime structural warranty*
- All standard Shire and Metropolitan Water Board fees.(excluding Planning fees)
- Contour site survey plan by a qualified surveyor
- Standard engineer designed concrete details
- Interior house clean and site clean
- All European appliances guaranteed by manufacturers
- Draught and weather seal to external doors.
- Earth leakage circuit breaker
- Temperature reduction valve
- Smart wiring starter pack
- Hard wired smoke detector alarms as required
- BCA compliant energy rating
- Anti-termite protection
- Full working drawings
- Dedicated liaison officer during construction
- Session with an Interior decorator
- Daikin reverse cycle ducted air conditioning

External

- Double clay brick construction
- Acrylic render or face brick external finish
- Cream mortar rolled joints to face brick
- Double garage with automatic B&D Colorbond panel lift sectional door, 3 remotes and concrete hardstand
- Plasterboard lining to garage ceiling
- Hardiflex with negative detail lining to porch and alfresco (where shown)
- Brick paving to porch, path, alfresco (where shown) and driveway (max 6m long)
- Bristile or Colorbond roofing
- Jason window and sliding door frames
- R4.0 Insulation batts to the house and garage ceilings
- H2 treated timber to roof frame
- 25° roof pitch
- Breeze locks to sliding windows
- Flyscreens to all opening windows and sliding aluminium doors
- Solid core door to garage/porch or garage/entry in timber frame
- Colorbond slotted storm gutter and fascia and downpipes throughout
- 10m of sewer allowance past the last fixture.
- 10m of water run past the last fixture
- Two external garden taps
- 5 Star Rheem 160 L gas storage hot water unit

Internal

- Massive double bedrooms with built-in or walk-in robes.
- 30 course ceilings throughout unless otherwise noted as per plan
- CSR Symphony cornice throughout.
- Single lite clear glazed feature entry door/s.
- Corinthian MOTP3D doors internally throughout.
- Gainsborough Omni Pull handle with dead lock to front Entry door
- Gainsborough Trilock 890 SC to entry door/s where applicable

- Gainsborough Venice satin chrome lever handles throughout
- Linen cupboards with four shelves.
- 16mm melamine shelving with painted fascia to all robes, linen and pantry cupboards.
- Double shelving with chrome hanging rail below to section of Bed1 WIR
- Vinyl/mirrored slimline sliding doors or hinged internal doors to cupboards and robes (as shown)
- MDF painted capping to low walls (where shown)
- 92mm splayed MDF painted skirting throughout (except to wet areas, robes, linens, pantry)
- Protective metal corner beading to all internal traffic areas
- Full painting including internal walls (2 coats plus sealer) 1 colour
- Light and double power points to each room.
- Clipsal Classic C2000 series white or metallic colour finish

Kitchen

- Solid surface stone (20mm) kitchen benchtop
- Your choice of wall tiles at retail allowance \$60/m² (incl GST) based on 200 x 400 size ceramic tile
- Standard laminate sheen or matt finish doors with ABS edging throughout to all kitchen cabinets
- Soft closers to all Kitchen cupboard doors and drawers.
- Microwave recess with pot drawer below (where shown)
- Walk in or laminate pantry with four shelves (as per plan)
- Overhead cupboards to kitchen (where shown)
- Bank of three pot drawers to Kitchen cupboards
- Bin cupboard with Lincoln Sentry 2 x 29L double bin to Kitchen
- Melamine lined kitchen cabinets
- Miele stainless steel cook top (750mm wide)
- Miele stainless steel oven (600mm wide).
- Miele stainless steel canopy rangehood (900mm wide)
- Miele dishwasher with semi integrated door matching cupboards
- Stainless Steel Lincoln Sentry Flat D handles to the kitchen cabinets.
- Villeroy&Boch Umbrella Kitchen mixer with POA tap in kitchen
- Argent Verve Double bowl undermounted stainless steel sink to Kitchen
- Argent Verve Main single undermounted sink with Villeroy&Boch Umbrella Kitchen mixer tap to Scullery (if applicable/shown)

Ensuite/Bathroom/Laundry

- Stone vanity top (20mm) to cupboard on tiled hob to bathroom, powder, ensuite and laundry. (Where shown)
- Standard laminate sheen or matt finish doors with ABS edging to all vanities and laundry cupboards
- Stainless Steel Lincoln Sentry Flat D handles to all cabinets
- Soft closers to all vanity and laundry cupboard doors and drawers
- Bank of 3 drawers to Ensuite and Bathroom vanity cupboards
- Full length cupboard to laundry with inset trough and stone top

- Melamine lined vanity and laundry cabinets
- Caroma Quatro double chrome metal towel rails to the bathroom and ensuite
- Caroma Quatro towel ring to powder where shown and toilet roll holders to WC, ensuite WC and powder where shown
- Bette Start Steel Enamel 1700 bath to bathroom (where shown)
- Villeroy&Boch Targa 1700 bath to ensuite (where shown)
- Villeroy&Boch O.Novo 2.0 (wall faced) toilet suites with soft close seat.
- Villeroy&Boch O.Novo drop in 1TH china vanity basins as shown to wet areas
- Argent Format inset laundry trough with Villeroy&Boch Umbrella Kitchen mixer tap
- Hansa Polo Neu chrome mixer tapware throughout.
- Argent Metro Rail Set shower to Bathroom shower recess
- Argent Pallas Shower System to Ensuite shower recess
- Clear glass or obscure to the bathroom, WC and ensuite windows
- Polished edge mirrors with clip fixings throughout
- 1000mm high wall tiling to ensuite, ensuite WC, powder, bathroom and WC and 2000mm high tiling to shower recesses
- Your choice of wall tiles at retail allowance \$60/m² (incl GST) based on 200 x 400 size ceramic tile
- Your choice of floor tiles at retail allowance \$60/m² (incl GST) based on 300 x 300 size ceramic tile
- Polished porcelain floor tiles at retail allowance \$60/m² (incl GST) based on 300 x 300 size tiles to Ensuite, Ensuite WC and Powder (where shown)
- Mitered tile edges as required
- Chrome floor wastes
- Frameless shower screen pivot door to Bathroom & Ensuite shower recess
- Hobless shower recesses to Ensuite and Bathroom
- Privacy locks to bathroom, WC, powder, ensuite and ensuite
- Externally flumed exhaust fan to all bathrooms and WC's
- Washing machine taps and GPO to laundry (inside cabinet)

Additional items for two storey homes

- 25° roof pitch to top floor (may vary on lower floor)
- 31 course ceilings to ground floor and 30 course to first floor generally unless otherwise noted or required to be lower
- Balustrade to stairs at PC allowance \$605/lineal meter including GST and separate hand rail where required at PC \$250/lineal meter including GST
- No skirting to stairwell

Valid at March 2019. Subject to change without notice.

* Conditions apply.

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