



## CUSTOM HOME STANDARD INCLUSIONS

### Preliminaries

- Comprehensive site inspection + detailed plan
- Personalised custom home design
- Soil testing & engineer-designed foundation plans (allowance for H1)
- All Council fees and charges
- Engineered roof frame & roof trusses to C2 wind class
- Fixed price guarantee

### Joinery

- Custom joinery throughout inc. robes & linen
- Stone benchtops to kitchen and bathrooms
- 'Blumotion Antaro' soft-close to all draws and doors
- Detailed custom joinery plans and elevations

### Appliances

- Bosch Series 8 Built-in, multi-function oven
- Bosch Series 8 80cm ceramic cooktop
- Bosch fully integrated dishwasher
- Smeg undermount rangehood

### Internal

- 2.7m ceilings throughout
- 2.3m high signature MLH rebated sliding door to alfresco
- R2.5 insulation batts to ceiling space including living, alfresco & garage
- 2340 mm x 870mm doors plus 2300mm high robes
- Ali-view screens to all front doors and windows with safety screens to all other doors and windows
- Generous electrical allowance for lights, fans and powerpoints
- LED light throughout with iconic switches
- Daikin inverter split-system air conditioners throughout
- Your choice of tiles or vinyl floor
- All large showers with tiled in niches + built-in shower seats
- Taubmans 'Living Proof Silk' paint
- Magnetic door stops & stainless ball bearing hinges
- Professional cleaning upon completion

### External

- Masonry block 2-coat 'smooth' render finish
- Colorbond 0.42 custom orb roof sheeting
- Salt & pepper exposed aggregate driveway and paths to clothesline & bins and around the house
- Water-resistant plaster ceilings to alfresco & porch
- Downpipes and stormwater piped to the street with grated pits
- Clothesline, letterbox and antenna
- MLH 'landscape-ready' finish, or fully landscaped option

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*Please turn over*

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# FUTURE-PROOF YOUR HOME ENJOY INCLUSIVE AND SAFE LIVING

## Martin Locke Homes is proud to be a leader in building inclusively-designed, accessible homes

Our inclusive design features which come as standard in all MLH home designs not only look great, but they will make your home feel more spacious and safer to live in, as well as give your property critical points of difference to future-proof the investment you have made.

- No-steps - a safe, continuous step-free path from the street, to the front porch and throughout the home
- Wider doors (870mm), hallways and toilets that facilitate comfortable and unimpeded movement between spaces
- Reinforced walls around toilet, showers and bath to support grab rails that can be installed in the future if needed
- Signature Martin Locke Homes 'rebated' sliding door for seamless, step-free transition to Alfresco area
- Concrete paths specifically placed for access to clothesline and bins
- Large, step-free showers with full-length grated drain

All MLH homes are designed and built to meet the principles of the Livable Housing Australia Guidelines



## OFFICE

41 Ingham Road, West End

## CONTACT

1300 045 044

[info@mlhomes.com.au](mailto:info@mlhomes.com.au)

[martinlockehomes.com.au](http://martinlockehomes.com.au)

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