

# Complete with big name Choice Series inclusions



Our Choice Series is packed with big name features and a long list of quality inclusions. It's an affordable starting point for you to add what you want, without paying for things that appeal to someone else. This way you get a home that matches your style for a price that's inside your budget.

## Exterior

- ✓ Double clay brick construction (8 colours)
- ✓ Designer elevation
- ✓ **COLORBOND® steel roof**, fascia, gutters & downpipes
- ✓ 6m paved (30+ colours) driveway & pathway\*
- ✓ Full paint finish (excluding internal walls)
- ✓ Treated roof timbers (blue pine)
- ✓ External lights to portico, laundry & alfresco\*
- ✓ Eaves as shown on plan
- ✓ Hardiflex lining to all eaves & garage\*
- ✓ External taps (x2)
- ✓ **Double glazing throughout#**
- ✓ Aluminium window frames and sliding doors including fly screens (8 colours)¹
- ✓ 25° pitch roof
- ✓ Termite treatment to perimeter/garage
- ✓ **SUV garage (28c ceiling)**
- ✓ Acrylic render\*

## Interior

- ✓ Double garage with auto sectional door, 2 remote controls & 1 wall control (5 designs)
- ✓ Fully ducted **Daikin reverse cycle air conditioning** (up to 10 outlets, 4 zones/1 constant)
- ✓ **Rheem instantaneous gas hot water** system (26 litre)
- ✓ **High ceilings** to living area (**31c**) as per plan
- ✓ Feature front entry door (Coritech)
- ✓ Double deadlocks to front and garage entry door
- ✓ Lever door handles to all internal doors (7 designs available)
- ✓ Soft close drawers & cupboards throughout
- ✓ Flick mixer tapware (6 ranges)
- ✓ Painted Redicote flush panel internal doors
- ✓ Metal internal door frames (4 designs)
- ✓ Weather draft seals to front entry door
- ✓ Premium light switches (grey or white)
- ✓ Chrome floor wastes throughout
- ✓ Feature 75mm cornice throughout (2 styles available)
- ✓ Protective metal corner beading to all internal trafficable areas
- ✓ Locking system to all sliding doors and windows added security
- ✓ Cavity insulation\*
- ✓ Double power points throughout
- ✓ 2 hard wired smoke detectors (interconnected)
- ✓ Fibre communication ready including phone point, data point and TV point
- ✓ Light point to each room

## Kitchen

- ✓ 20mm **essastone benchtop to kitchen with 300mm breakfast bar overhang**
- ✓ Westinghouse stainless steel electric oven
- ✓ Westinghouse 900mm gas hot plate

- ✓ 900mm Westinghouse canopy rangehood (flumed)
- ✓ Selection of handles to all cupboards and drawers
- ✓ ABS edging to all cabinet doors, drawers & exposed edging
- ✓ Bank of 4 drawers to kitchen
- ✓ 4 x shelves to linen & pantry
- ✓ Double bowl under mount kitchen sink with flick mixer tap
- ✓ Dishwasher and microwave recess\*

## Bathroom/Ensuite

- ✓ **Double vanity to ensuite**
- ✓ **Porcelain floor tiling** (300mm x 300mm)
- ✓ Laminated benchtops to ensuite and bathroom
- ✓ China basins to ensuite & bathroom (choice of 2)
- ✓ Dual flush closed coupled china toilet suite with soft closing lid
- ✓ Semi-frameless shower screens with pivot door to ensuite & bathroom
- ✓ Handheld shower rose on rail (3 options)
- ✓ 2m high tiling to shower recess to ensuite and bathroom
- ✓ Bath (1525mm) to bathroom
- ✓ Double towel rails to ensuite and bathroom
- ✓ Toilet roll holder to ensuite and WC
- ✓ Mirrors to ensuite and bathroom (2 options)
- ✓ Privacy latches to ensuite, bathroom & WC
- ✓ Flumed self-closing exhaust fans to ensuite, WCs & bathroom

## Bedroom

- ✓ Double robes with shelf & rail
- ✓ **Mirrored or vinyl sliding doors** to robes (4 colours) to bedrooms 2,3,4 & 5\*

## Laundry

- ✓ **Porcelain floor tiling** (300mm x 300mm)
- ✓ 1m wide laundry cabinet with inset trough
- ✓ Laundry cabinet and trough with flick mixer tap
- ✓ Washing machine taps

## Construction Specifications

- ✓ Housing Industry Association (HIA) fixed price contract
- ✓ Full working drawings
- ✓ Full indemnity insurance
- ✓ Contour site survey
- ✓ Engineers site report
- ✓ Fully engineered concrete slab and footing
- ✓ Shire building license fees
- ✓ Western Power safety switch
- ✓ 6 months maintenance period
- ✓ Lifetime structural guarantee transferable
- ✓ Ongoing consultation with one of our design and sales consultants

\* If applicable

## Kimber Display inclusions

Want a little extra? Choose from some of the special inclusions featured on the Kimber Display.

### Front Elevation

- Feature elevation as per display

### Master Suite/Ensuite

- 31c high ceilings as per plan
- 20mm engineered stone topped vanities
- Mirrors over double vanity basins as per display
- Double size shower recess with semi frameless panel
- Double rainfall showerhead
- Designer feature doors, basins and tapware to ensuite as shown
- Full height tiling to double shower
- Feature recess to shower
- Feature strip lighting to ensuite as per display
- Double walk in robe with designer custom fit out as shown

### Entry/Passage

- 34c high ceilings to entry and main passage as per plan
- Glazed 1200mm wide front door as shown

### Living/Dining

- Raking ceiling as per plan
- 28c stacker door onto Alfresco

### Theatre

- Sunken theatre with 33c high ceiling and feature 37c recess
- Feature recess to wall as per display

### Kitchen

- Designer kitchen with engineered stone benchtops, feature doors, push catches, tiled splashback and mirrored kickboards as shown
- Pantry with storage shelving as shown
- Feature overhead cupboards, built in microwave, double pull-out bins, three banks of large drawers and a bank of small drawers
- Strip lighting to underside of overhead cabinets
- 900mm stainless steel oven and hotplate with concealed rangehood as shown
- Full width breakfast bar with feature 300mm overhang island bench and 2 waterfall ends
- Feature lighting throughout
- Feature laminate panel infill as per plans

### Scullery

- Cabinetry and sink as shown in display

### Bathroom

- Semi frameless shower screen enclosure
- Engineered stone benchtop to vanity cupboards with designer doors
- Dado height tiling
- Mirror over vanity as per display
- Recessed bathtub and tiled hob

### Laundry

- Engineered stone benchtop with vitreous china trough and tiled splashback
- Overhead cupboards to laundry cabinets with designer doors
- Recess for washing machine & dryer

### Alfresco

- Raking ceiling to alfresco
- Acrylic rendered finish to exterior walls
- Skillion roof and highlight window as per display

### Others

- Feature cornices and bulkheads as shown
- 31c ceiling height to garage with cornices as shown
- Round pipes with stand-off brackets as shown
- Generous linen storage cupboards and built in robes as shown
- Custom fit-out to built in robes in bedrooms as shown
- Feature glass sliding doors to built in robes
- Feature 28c high internal doors as shown
- Light fittings as shown throughout the display home excluding pendant lights
- Generous brick paving allowance (based on 300 x 300mm bricks)