

Urban Living Inclusions



Building with Homebuyers Centre

- ✓ Australia's finest products and services
- ✓ Built by quality trades people
- ✓ Homeowners Warranty Insurance

Kitchen

- ✓ 600mm wide stainless steel electric oven under bench
- ✓ 600mm wide stainless steel gas cooktop
- ✓ 600mm wide stainless steel canopy rangehood
- ✓ Deluxe stainless steel sink with chrome mixer
- ✓ Dishwasher provision with cold water supply and single power point
- ✓ White lined kitchen cupboards with architectural handles
- ✓ Laminated kick rail
- ✓ 20mm engineered stone benchtops

Bathroom

- ✓ Showers with 2100mm high tiling and tiled shower base
- ✓ 2000mm high semi-frameless shower screen with 1 way door
- ✓ Ceramic tiling to floors and skirtings of ensuite, bathroom, WC and laundry
- ✓ White acrylic bath (design dependent)
- ✓ White vitreous china inset or semi-recessed basins (design dependent)
- ✓ Vanities to bathroom and ensuite with laminated benchtops and doors with architectural handles
- ✓ Polished edge mirror above vanity benchtops to match height of shower screen
- ✓ Designer chrome mixer tapware to basins, bath and shower with deluxe handheld slide rail
- ✓ White vitreous china toilet pan and cistern
- ✓ Chrome towel rail to bathroom and ensuite
- ✓ Chrome toilet roll holder to WC and ensuite
- ✓ Exhaust fan to bathroom and ensuite
- ✓ Translucent glazing to WC

Internal

- ✓ Two coats of quality paint to ceilings, walls, architraves, skirts and doors
- ✓ Independent autoclaved aerated concrete wall or fire rated party wall between dwellings (design dependent, refer to working drawings for details)
- ✓ Stabilised machine graded pine wall frame (for superior structural integrity) with roof trusses
- ✓ Timber-look laminate flooring to living areas and front entry
- ✓ Carpet to bedrooms and passage
- ✓ Roller blinds to all sliding doors and windows (excluding laundry)
- ✓ Reverse cycle split system air-conditioning to living area
- ✓ Minimum 2400mm high ceilings (design dependent, refer to working drawings for details)
- ✓ Walk-in robe with melamine shelf and hanging rail, or built-in robe with hinged or vinyl sliding door, melamine shelf and hanging rail (design dependent)
- ✓ Linen cupboard with door and four white melamine shelves
- ✓ One TV point to living area
- ✓ Ample light and double power points (refer to working drawings for details)
- ✓ Approved electricity safety switch and circuit breakers to meter box
- ✓ Hard wired electronic smoke detectors
- ✓ 67mm skirtings and 42mm architraves (single bevelled MDF)
- ✓ Insulation to walls and ceiling as required to achieve energy rating compliance
- ✓ Draught weather seals to all external doors
- ✓ 75mm air cushion doorstops to external and internal doors

Security and Doors

- ✓ Feature front entry door with quality lever handle
- ✓ Deadlocks to all external doors
- ✓ Superior quality aluminium sliding doors and windows with locks and energy efficient weather seals to all openings
- ✓ 2040mm high flush panel internal doors
- ✓ Quality chrome lever passage sets including privacy latch to bathroom, WC and ensuite doors

Foundation

- ✓ Energy rating compliance
- ✓ Termite protection to all slab penetrations
- ✓ Engineer's soil report and footing design, contour survey, building permit issued by registered building surveyor and water authority permits
- ✓ Engineer designed concrete slab
- ✓ Site levelling on blocks with up to 300mm fall over the house area
- ✓ Connection of services to underground power, water, sewer and gas
- ✓ Connection to fibre optic and recycled water network (where applicable)
- ✓ Free-to-air TV ready

External

- ✓ Architectural facade
- ✓ Single or double Smart Control Colorbond sectional garage door with built-in camera, smart phone app, one wall mounted control and two remote controls
- ✓ Rendered autoclaved aerated concrete panels to external walls (design dependent, refer to working drawings for details)
- ✓ Exposed aggregate driveway, path and porch
- ✓ Metal roofing, metal fascia and barge, quad gutter and rectangular downpipes
- ✓ Hot water system (design dependent, refer to working drawings for details)
- ✓ Two external garden taps, front and rear
- ✓ Front and rear landscaping
- ✓ Letterbox
- ✓ Fencing
- ✓ Clothesline (design dependent, refer to working drawings for details)

Laundry

- ✓ 42 litre stainless steel trough and white metal cabinet
- ✓ Concealed washing machine taps

Inclusions vary for Homebuyers Centre's Core range. Please ask your New Homes Consultant for home design specific drawings for full extent of inclusions and features of your new home. Homebuyers Centre reserves the right to alter these inclusions without notice. All information contained within this brochure is accurate at time of printing (April 2022). Refer to your Preliminary Works Contract (PWC) for complete new home specification.