



Avalon GRANNY FLATS

External

Cladding Scyon Axon

Material	Fibre Cement
Detail	Woodgrain or Smooth
Thickness	9mm
Warranty	10 years
Other	



Cladding James Hardie Primeline

Material	Fibre Cement
Detail	Primeline Profile
Thickness	9mm
Warranty	10 years
Other	



Roofing Colorbond

Material	Colorbond
Detail	Custom Orb
Thickness	0.42mm
Warranty	25 years
Other	



Fascia/Gutter Colorbond

Material	Colorbond
Detail	Custom Orb
Thickness	0.42mm
Warranty	25 years
Other	





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External

Windows

Aluminium

Material	Powder Coated
Detail	Single glazed - low-e
Thickness	4mm clear glass
Warranty	
Other	



Glass Doors

Aluminium

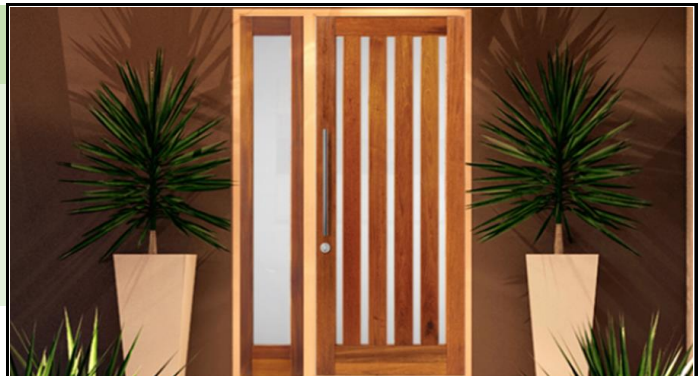
Material	Powder Coated
Detail	Single glazed - low-e
Thickness	4mm clear glass
Warranty	
Other	



Entry Door

Corinthian

Material	Solid
Detail	Corinthian
Thickness	
Warranty	
Other	



Decking

Merbau

Material	Merbau
Detail	88mm wide
Thickness	18mm
Warranty	
Other	





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Posts Hardwood

Material	Merbau
Detail	Laminated
Thickness	150mm x 150mm
Warranty	
Other	



Balustrade Aluminium

Material	Powder Coated
Detail	Slats or bars
Thickness	Varies
Warranty	
Other	



Garage Door Panel-lift

Material	
Detail	Stainless Steel cables
Thickness	
Warranty	5 Years
Other	Pinchfree design



Door Handle External

Material	Stainless Steel
Detail	
Thickness	
Warranty	
Other	Comes with deadbolt





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Internal

Toilet **Raymor Andorra II**

Material	Vitreous China
Detail	Close coupled suite
Dimensions	61cm off wall
Warranty	5 year on china
Other	Soft Close seat



Laundry Tub **Raymor Tub and Cabinet**

Material	Galvanised Steel
Detail	Powder Coated finish
Dimensions	60cm x 50cm
Warranty	
Other	Double Drawer Storage



Laundry Mixer **Raymor Victoria Mixer**

Material	Brass
Detail	Chrome finish
Thickness	120mm swivel spout
Warranty	
Other	WELS 5 Star



Shower Mixer **Con-Serv Bondi-Bracket**

Material	Chrome Finish
Detail	Single Function Spray
Dimension	150mm handpiece
Warranty	
Other	WELS 3 Star





Internal

Tiles **Cotta Wave Sandstone**

Material	Porcelain
Detail	330mm x 330mm
Colour	Sandstone
Warranty	
Other	Glazed Matt finish



Carpet **Standard Carpets**

Material	Polypropylene composition
Detail	4 seasons range
Thickness	
Warranty	
Other	



Laminate Timber **Spotted Gum**

Material	High density fibreboard
Detail	Satin Gloss finish
Thickness	10mm
Warranty	
Other	High strength locking profile



Vinyl **Gerflor**

Material	Venus Lame - PVC
Detail	Self Adhesive vinyl
Thickness	2mm
Warranty	
Other	Wet and Dry ayeas





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Internal

Bath Caroma Artego

Material
Detail White Gloss Finish
Dimensions 1525mm
Warranty
Other



Shower Raymor Aruba

Material Aluminium frame | Chrome finish
Detail 6mm toughened glass
Dimensions 90cm x 90cm
Warranty
Other



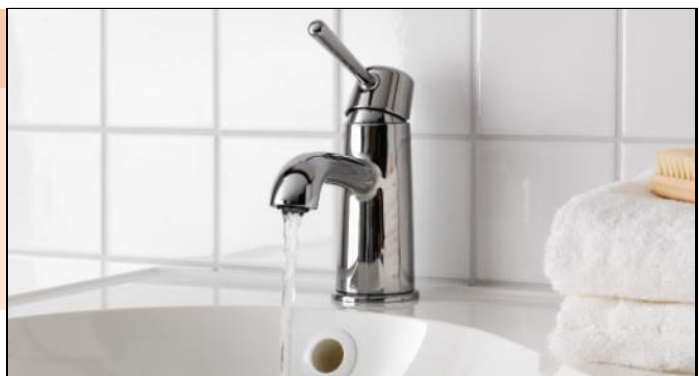
Vanity Ikea GODMORGON

Material Melamine drawers
Detail Stainless steel pop up valve
Dimensions 62cm wide x 68cm high
Warranty 10 years
Other



Mixers Ikea GRANSKÄR

Material Brass, Chrome Plated
Detail WELS 6 Star
Dimensions 16cm high
Warranty 10 years
Other





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Internal

Benchtop **Ikea PRÄGEL**

Material	Laminate
Detail	
Thickness	38mm
Warranty	25 years
Other	



Cabinetry **Ikea FAKTUM range**

Material	Particle Board
Detail	Various face finishes
Thickness	18mm
Warranty	
Other	



Oven **Ikea FRAMTID OV3**

Material	Stainless Steel
Detail	Forced Air Oven
Thickness	60cm x 60cm
Warranty	5 Years
Other	



Cooktop **Ikea DÅTID HGA4K**

Material	Stainless Steel
Detail	Gas Hob
Thickness	58cm x 50cm
Warranty	5 year
Other	





Internal

Rangehood **Ikea LUFTIG BF570**

Material	Stainless Steel
Detail	Extractor Fan
Dimensions	56cm x 35cm
Warranty	5 years
Other	65 db max noise



Sink **Ikea BOHOLMEN**

Material	Stainless Steel
Detail	2 bowl inset sink with drainer
Dimensions	125cm wide x 50cm deep
Warranty	25 year
Other	



Cornice **Classic**

Material	Gypsum
Detail	75mm wide
Thickness	
Warranty	
Other	



Skirting **Splayed**

Material	Pre-Primed Pine
Detail	66mm high
Thickness	11 mm
Warranty	
Other	





Internal

Architrave

Splayed

Material	Pre-Primed Pine
Detail	42mm wide
Thickness	11 mm
Warranty	
Other	



Internal Doors

Flush

Material	Honeycomb core
Detail	Primed Faces
Thickness	
Warranty	
Other	



Door Handles

Internal

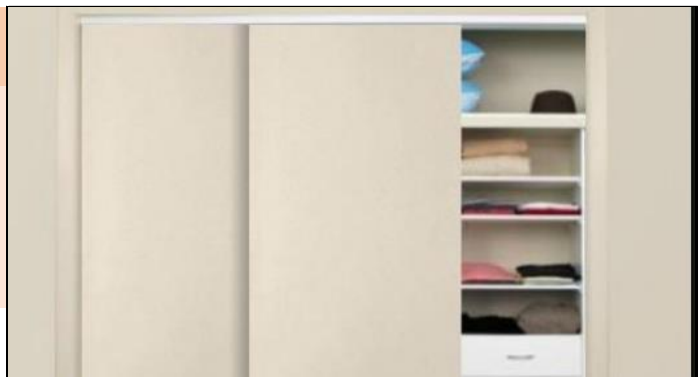
Material	Stainless Steel
Detail	
Thickness	
Warranty	
Other	



Robe Doors

Flush

Material	Honeycomb core
Detail	Primed Faces
Thickness	
Warranty	
Other	





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Other

All Included

- Concept Design and 3D images
- Preliminary plans showing siteplan, floorplan, and elevations
- Working Drawings and engineering certifications
- Energy Efficiency/BASIX report
- Foundation design and engineering certifications
- Detailed layout diagrams for frames, trusses, verandahs
- Prefabricated steel frames and trusses
- Galvanised posts, bearers, joists (elevated floor only)
- 19mm yellowtongue STRUCTAflor Terminator® (elevated floor only)
- 88 x 19mm hardwood decking (elevated floor only)
- Verandah posts, beams, rafters, and battens
- Ceiling and roof battens
- Anticon blanket for roof areas
- Heavy duty Sisalation to external walls and verandah roof
- Building blanket to all external walls
- Unleaded PVC downpipes to floor level
- James Hardie 6mm HardieFlex™ eave and verandah linings
- 10mm recessed edge Plasterboard to walls and ceilings
- Wet area sheeting to bathroom, ensuite, and laundry
- Man Hole Kit
- Mesh nylon flyscreens to all external windows
- Security screens to all external doors

Not Included

- | | |
|-------------------------------|------------------------------|
| - Landscaping | - Development Approval Costs |
| - Fencing | - Site survey |
| - On Site Sewage System | - Soil test |
| - Stormwater detention system | - Bushfire assessment |
| - NBN Connection | |
| - Driveways | |
| - Window Coverings | |
| - Letterbox | |