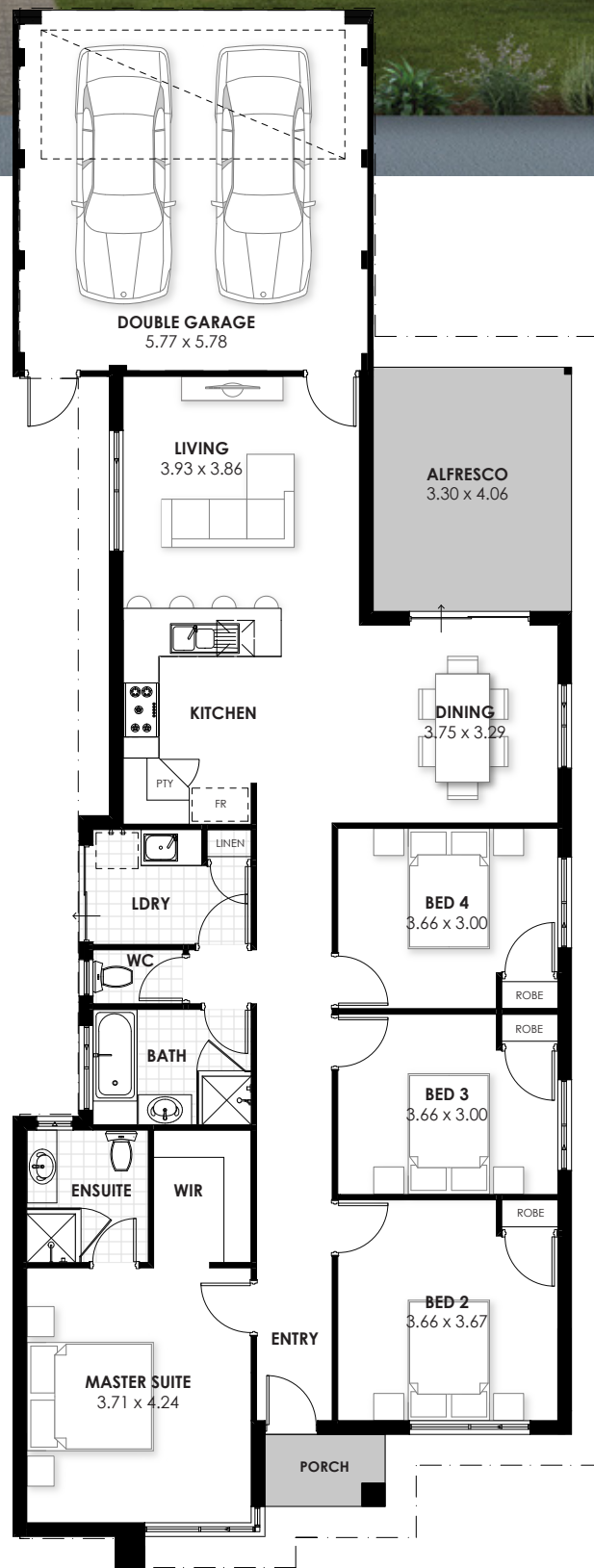




The Seychelles

House	141m ²
Garage	36m ²
Alfresco	13m ²
Porch	7m ²
TOTAL	197m²



Premium Inclusions

Peace of Mind

- WA owned builder with over 50 years experience
- Quality service, products & tradespeople
- HIA Fixed Price Building Contract
- Housing Indemnity Insurance
- Full working drawings
- 6 Star energy efficient home
- 12 month maintenance period
- 25 years structural warranty
- Engineers site report
- Contour survey & re-peg
- Engineered footings & concrete slab
- Certified termite treatment to slab & perimeter
- European House Borer Protection (in applicable suburbs)
- Standard shire fees (excluding headworks, planning fees & shire bonds)

Safety & Security

- Security sensor lighting to front façade
- Deadlocks to all external doors
- Keyed aluminium windows & sliding doors
- Obscure glass windows to Ensuite, Bathroom & WCs
- Hard wired smoke detectors (as shown on plan)
- 2 RCD electrical safety switches

Electrical

- Double power points throughout (where applicable)
- LED lights throughout
- 5 external lights
- White light switch plate covers
- Flumed exhaust fans to Ensuite, Bathroom & WCs
- Technology package (1 phone point, 1 data point & 2 TV points with coaxial cable)
- NBN ready communication package

Utilities

- 10m power run allowance
- 10m sewer run allowance (past last connection point)
- 6m water connection allowance
- Allowance for gas run-in (provided by Alinta)
- Rinnai instantaneous hot water unit
- 2 external garden taps

Kitchen

- Melamine cupboards with ABS edging to all cabinet doors, drawers & exposed edges
- Bank of 4 drawers on soft close rollers

- 20mm stone benchtops
- Stainless steel 1¼ bowl sink & drainer
- Chrome flick mixer tapware
- Dishwasher recess with power point & cold tap
- 900mm stainless steel 5 burner gas hot plate
- 900mm stainless steel rangehood
- 900mm stainless steel oven
- Pantry with 4 melamine shelves
- 200 x 400 ceramic tiled splashback to underside of rangehood with 2 rows everywhere else (up to \$44/m² allowance inc GST)

Ensuite, Bathroom & WC

- Vanity cupboards with tiled hobs
- Laminated benchtop with post form or square edge
- ABS edging to all cabinet doors & exposed edges
- Frameless vanity length mirrors
- 2m high semi-frameless glass screens & pivot door to shower
- 1525mm acrylic bath
- Ceramic china basins
- Dual flush china toilet suite with soft closing lid
- Chrome flick mixer tap to basins
- Chrome flick mixer tap with handheld shower head
- Double chrome towel rails
- Chrome toilet roll holders
- Ceramic soap dish holders
- 200 x 400 ceramic wall tiling (up to \$44/m² allowance inc GST)
- 200 x 200 ceramic floor tiling (up to \$44/m² allowance inc GST)
- One row of tiling above vanity
- 2m high tiling to shower recesses
- Skirting tiles to walls
- Chrome floor wastes
- Privacy locks

Laundry

- ABS edging to all cabinet doors & exposed edges
- 45 litre inset stainless steel trough with sudsaver & melamine cupboard with laminated benchtop & choice of post form or square edge
- Chrome flick mixer tap to trough
- Automatic washing machine taps
- Linen cupboard with 4 white melamine shelves
- 200 x 200 ceramic floor tiling (up to \$44/m² allowance inc GST)
- 200 x 400 ceramic tiling above benchtop (2 rows)
- 200 x 400 ceramic skirting tiles to walls
- Chrome floor wastes
- Builders standard door

Internal

- Hardwall plastered internal clay brick walls
- Metal corner beads
- 28c plasterboard ceilings throughout
- 75mm cornice to ceilings
- Hardiflex ceilings to Garage
- R4.0 insulation batts to House & Garage ceilings
- Walk-in or built-in robes in all Bedrooms (as shown on plan)
- Doors to built-in robes
- Melamine shelving with chrome hanging rail to all robes
- Metal internal door frames with redicote flush panel doors
- Satin chrome aluminium lever door handles
- Privacy lock to Master Suite
- Full painting to ceilings, doors & door frames (excluding internal walls)
- Full house clean

External

- Concrete pump
- Double clay brick construction with 2 course face bricks
- Cream mortar rolled joints
- 25° roof pitch with COLORBOND® or concrete tiled roof
- COLORBOND® fascia, downpipes & gutters if COLORBOND® colour selected
- Slotted overflow gutters (excluding boundary walls)
- Hardiflex ceilings
- Weather resistant front entry door with timber frame
- Draft weather seals to all external doors
- Flyscreens to all opening windows & sliding doors
- Natural grey concrete hardstand to Garage
- Tempered solid door to Garage
- Modern designed sectional garage door
- Vista granite brick paving to Driveway, Porch, Path, Portico, Verandah & Alfresco (as shown on plan)
- Painted sand render to front elevation (as shown on plan)
- Full painting to woodwork, eaves, meter box & plumbing
- Full site clean