



The AUSTRALIS

Style, space and quality, the AUSTRALIS loft home is designed for today's family living.

High raking ceilings to the spacious family and meals provides a whole new feeling of space, with views from the loft. The above living areas and study adding further class.

The Australian love affair with outdoor living is perfectly catered for with the large Alfresco with built in BBQ and rangehood. The main Kitchen has a corner window and high ceilings while the Theatre with double doors and feature recessed ceilings completes the wow factor.

The Master Bedroom with a huge walk-in robe is complimented by the Ensuite with double china basins, double shower with pivot screens and a Powder Room. The secondary bedrooms all have robes with sliding doors.

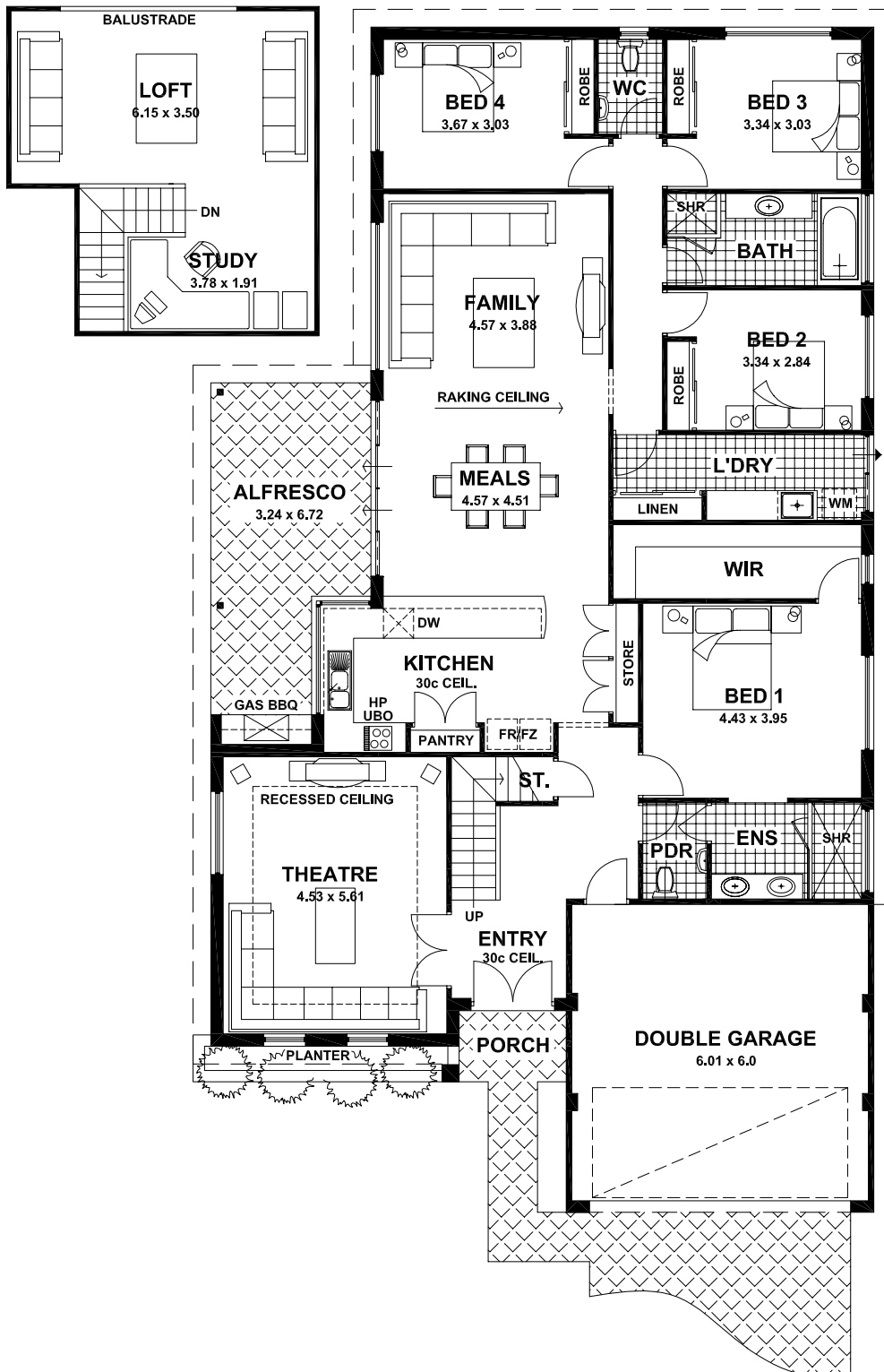
Other features are quality stainless steel appliances to Kitchen, 3 double sized minor bedrooms, extra large bathroom and well appointed laundry with inset trough and bench plus linen.

AREAS

HOUSE	:	214.41
PORCH	:	3.12
GARAGE	:	38.58
ALFRESCO	:	20.12
LOFT	:	34.00

TOTAL	:	310.23m ²
PERIM	:	68.12m
LENGTH	:	23.99m
WIDTH	:	13.43m

VIEW OVER FAMILY / MEALS



The AUSTRALIS - Specifications

General

- HIA Fixed Price Contract.
- HIA Housing Indemnity Insurance.
- 100mm floor slab with F62 mesh to main house.
- Reinforced footings.
- Double clay brick construction from our standard range.
- Brick paved driveway to 6.0m, path, alfresco and porch from our standard range.
- Powder coated aluminium windows and sliding doors with flyscreens and ventlocks from our standard range.
- Bluescope Colorbond roof.
- Colorbond gutters + downpipes.
- Cream mortar joints - raked, rolled or flush.
- Painted sand finish render to planter & pier to front elevation
- White-ant treatment.
- Double lock-up garage.
- Reinforced concrete floor to garage.
- Remote sectional garage door to front with 3 handsets.
- Front and rear garden tap.
- 135 litre gas storage hot water.
- Gas point to family room.
- Linen cupboard with 4 lined shelves.
- Built-in robes with vinyl sliding doors to minor bedrooms.
- Quality door furniture throughout.
- Ample light and all double power points.
- Exhaust fan to kitchen, ensuite, bathroom, powder and WC, flued to external air.
- TV point to family room and home theatre.
- 2 hard-wired smoke detectors.
- Metal corner angles to exposed corners of internal walls.
- 10 metre sewer connection from last point.
- Painting to ceilings, doors, door frames, cappings, eaves, fascia, gutters, downpipes, meter box, external render.
- Entry door with double deadlock from our standard range.
- R3.0 Batt ceiling insulation to loft walls.
- R3.0 Batts insulation to loft floor.
- Sisalation to loft walls.
- R2.5 Anticon blanket insulation to whole of roof area.
- Site-survey and re-peg of your block.
- Cost of plans and specifications.
- Building Licence and Water Corporation fees.

NOTE: Ceramic tiles, brick and paving selections, laying accessories, bathroom accessories, light fittings and other items not specifically detailed are from our standard range.

Kitchen

- Quality stainless steel cooktop and under bench oven.
- Dishwasher provision.
- Satin chrome handles to cupboard doors.
- Chrome flickmixer to sink.
- 1 ¾ bowl stainless steel sink.
- Kitchen drawers on rollers.
- Corner access to kitchen cupboards.
- Double door pantry with 4 lined shelves.
- 1 row of wall tiles over kitchen bench.

Bathrooms

- Laminated cupboards to ensuite and bathroom.
- Vitreous china handbasins to ensuite and bathroom
- Clear glazed pivot shower screens to ensuite and bathroom.
- Chrome finish designer tapware and accessories to ensuite, bathroom WC and powder.
- Dual flush toilets.
- Privacy latches to bathroom, master bedroom, WC and powder.
- Floor tiling included to WC, bathroom, ensuite and powder.
- 2000mm high wall tiling to showers.
- Skirting tile to WC, bathroom, ensuite and powder.
- China handbasin to WC and powder.

Laundry

- 45L stainless steel inset trough with laminated bench & cupboards.
- Auto washing machine taps to laundry.
- Floor and skirting tiling included plus 2 rows over trough.
- Linen cupboard with vinyl sliding doors.

Special Inclusions:

- Paved alfresco.
- Powder room with basin off entry foyer.
- Double shower to ensuite.
- Double basin to ensuite in master bedroom.
- Recessed ceiling in theatre.
- 30c ceiling in kitchen and entry.
- In-built gas BBQ with canopy rangehood with tiled bench and splashback to alfresco.
- Extensive insulation to roof and loft area.
- Raking ceiling to family /meals.
- Abundant storage
- Huge master bedroom with massive walk-in-robe.
- Contemporary Elevation.

