

The Jacaranda



The

he JACARANDA encompasses open plan living while still fulfilling the modern family requirements.

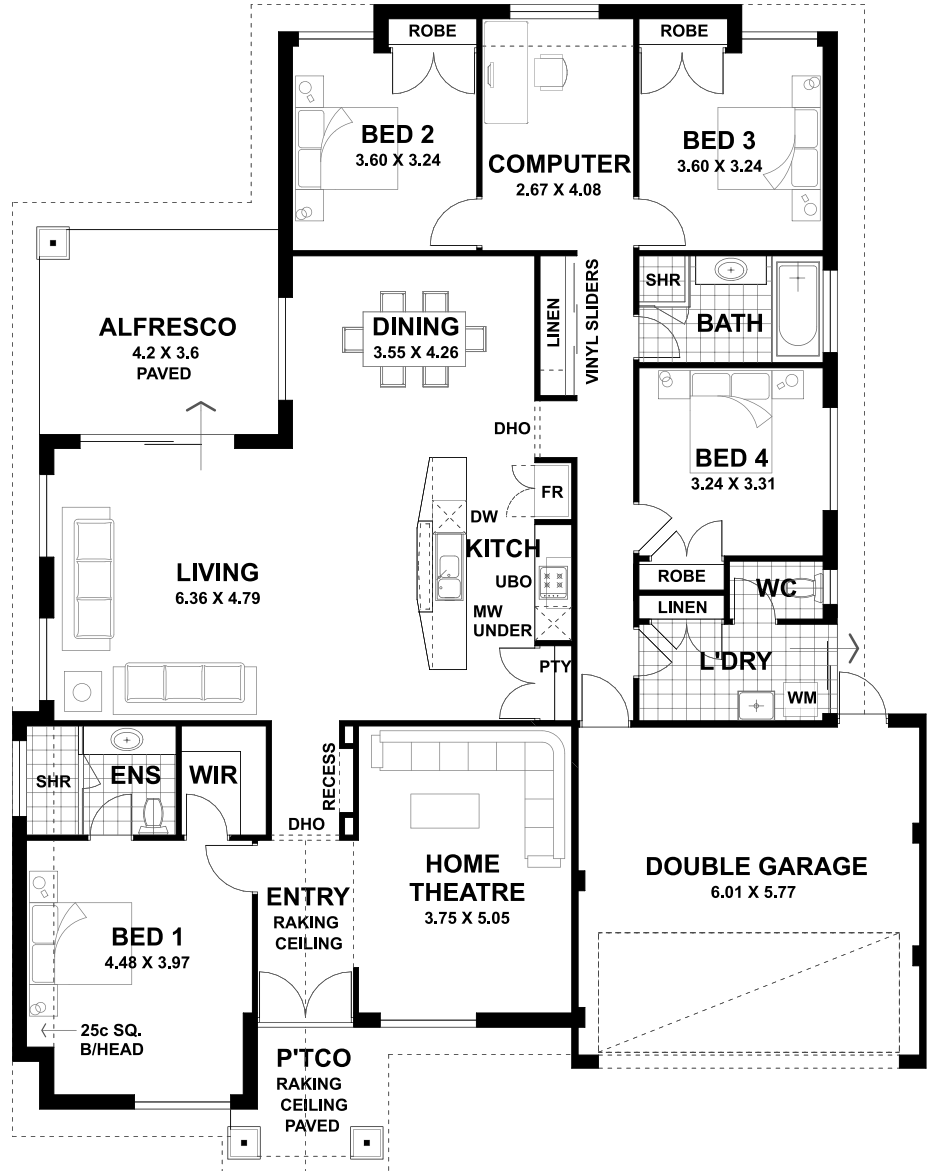
The galley style kitchen with quality stainless steel appliances, rangehood canopy, double pantry and microwave recess is at the heart of the spacious living and dining areas with high ceilings and access to the fully paved alfresco.

The master bedroom with feature ceiling has a walk in robe and double shower with pivot shower screens and a china basin. The minor bedrooms all have robes with double doors.

Other features include a theatre room with high ceilings, a portico entrance, extra store space in laundry, linen/broom cupboard with sliding doors and double lock-up garage.

AREAS

HOUSE	:	203.43
PORTICO	:	5.29
ALFRESCO	:	15.12
GARAGE	:	37.16
TOTAL	:	261.0m ²
LENGTH	:	20.38m
WIDTH	:	16.07m



Build with Confidence

THE JACARANDA V.1 *(Deluxe 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 and porch from our standard range.
- Powder coated aluminium windows and sliding doors with flyscreens and ventlocks from our standard range.
- Concrete roof tiles - from our standard range.
- Cream mortar joints - raked, rolled or flush.
- White-ant treatment.
- Painted sand finish render to Front Elevation, as drawn.
- Double lock-up garage.
- 100mm thick concrete floor to garage.
- Remote sectional garage door to front with 2 handsets.
- Front and rear garden tap.
- 135 litre gas storage hot water.
- Gas point to living room.
- Linen cupboard with 4 lined shelves.
- Built-in robes with doors to minor bedrooms.
- Quality door furniture throughout.
- Ample light and all double power points.
- Exhaust fan to bathroom & ensuite flued to external air.
- TV point to living 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 and external render.
- Entry door with double deadlock from our standard range.
- R3.0 Batt ceiling insulation.
- 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 patterns, paint colours, laminate selections, plumbing accessories, bathroom accessories and other items not specifically detailed are from the builders standard range.

Kitchen

- Quality stainless steel cooktop and canopy rangehood wall oven.
- Microwave recess.
- Dishwasher provision.
- Satin chrome handles to cupboard doors.
- Chrome flickmixer to sink.
- 1 ¾ stainless steel sink.
- Kitchen drawers on rollers and pot drawers under oven.
- Corner access to kitchen cupboards.
- Walk-in pantry with 4 lined shelves.
- Wall tiles over kitchen bench to underside of rangehood.

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 and WC's.
- Dual flush toilets.
- Privacy latches to bathroom, master bedroom, ensuite and WC's.
- Floor tiling included to WC, bathroom and ensuite.
- 2000mm high wall tiling to showers.
- Skirting tile to WC's, bathroom and ensuite.
- Double size shower to ensuite.

Laundry

- 45L stainless inset steel trough with white metal cabinet.
- Auto washing machine taps to laundry.
- Floor tiling and skirting tile included plus 2 rows over trough.
- Double door storage cupboard.

Additional

- Paved Alfresco area under main roof.
- 28c ceiling to garage.
- Decorator niche outside home theatre.
- Private home theatre.
- Double door robes to bedrooms 2, 3 & 4.
- Separate Computer room.
- Cedar lined raking ceiling to Portico.
- Feature raking ceiling to Entry.

Build with confidence



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