

LUXURY VILLA RANGE



\$159,999 INC GST

LUXURY VILLA RANGE INCLUSIONS

STRUCTURE

- BUILDING DIMENSIONS ARE 13.5M LONG X 4M WIDE (FLOOR PLAN IS FULLY CUSTOMISED TO SUIT YOUR NEEDS)
- BRAND NEW GALVANISED STEEL SKID BASE AND 100% STEEL FRAMED STRUCTURE
- THE ENTIRE STRUCTURE IS WRAPPED IN VAPOUR SEAL SARKING TO PROTECT THE BUILDING FROM MOISTURE
- BRAND NEW COLOURBOND ROOFING SHEETS, BARGE CAPPING AND GUTTERS

WINDOWS & DOORS

- 2X DOWELL WINDOWS 2100H X 2800W SLIDING DOORS INCLUDED
- CHOICE OF 8 DOWELL WINDOWS FROM OUR WINDOWS AND DOORS RANGE — INSTALLED WHERE YOU WANT ON YOUR DESIGN
- FLY SCREENS ARE INCLUDED ON ALL WINDOWS AND SLIDING DOORS AS STANDARD

FLOORING

- 100% WATERPROOF HYBRID FLOORBOARDS IN OPEN LIVING/KITCHEN AREA AND BEDROOM/S
- PORCELAIN TILES TO THE BATHROOM FLOOR AND KITCHEN SPLASHBACK

EXTERIOR

- CHOOSE FROM THE WEATHERTEX RANGE OF EXTERIOR WALL CLADDING AND SHEETING
- MERBAU HARDWOOD TIMBER FRAMING AROUND EXTERIOR WINDOWS
- CHOICE OF WINDOWS SIZING AND LOCATION FROM OUR WINDOW RANGE
- CHOOSE FROM OUR EXTERIOR TIMBER LOOK FEATURE WALL PANELS FROM OUR RANGE

INTERIOR

- CEILING INSULATED USING RHINOCELL R3.6 INSULATION
- HARDIFLEX FIBRE CEMENT SHEETING USED TO LINE THE CEILING
- WALLS INSULATED USING EARTHWOOL R2.0 THERMAL WOOL WALL BATTS
- WALLS LINED WITH VJ PANEL WALL SHEETING AND VILLABOARD SHEETING IN WET AREAS
- ALL WALLS AND CEILINGS PAINTED USING HAYMES ELITE PAINT WITH A 2-COAT SYSTEM (CHOICE FROM OUR HAYMES COLOUR RANGE)
- BARN DOORS AND HARDWARE ARE INCLUDED AS STANDARD

KITCHEN/LIVING AREA

- BRAND NEW KITCHEN CABINETS (CHOICE OF CABINET COLOURS FROM OUR CABINET COLOUR RANGE)
- BRAND NEW LAMINATE BENCHTOPS (FROM OUR PREMIUM LAMINATE COLOUR RANGE)
- BRAND NEW STAINLESS-STEEL SINK WITH PULL OUT MIXER TAP (CHOICE OF EITHER MATTE BLACK OR CHROME)
- BRAND NEW ELECTRIC COOKTOP AND OVEN
- BRAND NEW CANOPY RANGEHOOD (EITHER STAINLESS STEEL OR BLACK — VENTED EXTERNALLY)
- BUILT IN CABINETS IN THE LIVING ROOM (SAME CABINET AND BENCHTOP COLOURS AS IN THE KITCHEN)
- CEILING FAN IN THE LIVING AREA
- 2.6KW SPLIT AIR CONDITIONER INCLUDED AS STANDARD
- FEATURE ROCK WALL PANELS (CHOOSE FROM OUR ROCK RANGE)

BATHROOM/LAUNDRY AREA

- 60" LARGE 1200MM VANITY (CHOICE OF CABINET COLOUR FROM OUR RANGE)
- 600MM MIRRORED SHAVING CABINET OR ROUND MIRROR (AS DISPLAYED)
- LARGE WALK-IN TILED SHOWER WITH MIXER, RAIN SHOWER HEAD (CHROME OR BLACK)
- NEW PORCELAIN CLOSED COUPLED FLUSH TOILET SUITE
- FOUR RAIL TOWEL RAIL AND TOILET ROLL HOLDER (CHROME OR BLACK)
- WALL MOUNTED MECHANICAL VENTILATION FAN (POWERS ON WHEN LIGHTS TURN ON)
- BUILT IN LAUNDRY AREA WITH WASHING MACHINE SPACE, AND OVERHEAD CABINETS (SAME AS KITCHEN)

BEDROOM

- PRIVATE BEDROOM AREA
- CEILING FAN WITH LIGHT INSTALLED
- CHOICE OF WALK-IN ROBE OR BUILT-IN ROBE

ELECTRICAL

- HARDWIRED SMOKE ALARMS INSTALLED THROUGHOUT THE BUILDING (AMOUNT OF SMOKE ALARMS INSTALLED IS DEPENDENT ON THE FLOOR PLAN AND AMOUNT OF SEPARATE ROOMS)
- UP TO 5X PENDANT LIGHTS ARE INCLUDED AS STANDARD (CHOICE FROM OUR PENDANT RANGE)
- LED DOWNLIGHTS INSTALLED AS STANDARD THROUGHOUT THE BUILDING
- 3X DOUBLE POWER POINTS WITH A USB-A AND USB-C PORTS INSTALLED AS STANDARD
- 8X REGULAR DOUBLE POWER POINTS INSTALLED AS STANDARD THROUGHOUT THE BUILDING
- 1X EXTERNAL WEATHERPROOF POWER POINT ON A SEPARATE FUSE ON THE EXTERIOR FOR A HOT WATER SYSTEM TO BE PLUGGED IN TO IS INSTALLED AS STANDARD
- MECHANICAL VENTILATION FAN INSTALLED IN THE BATHROOM AND RANGEHOOD IS VENTILATED OUTSIDE
- ALL ELECTRICAL WORK UNDERTAKEN BY A LICENSED PROFESSIONAL AND SAFETY CERTIFICATE IS PROVIDED

OTHER

- PIPES, TAPS AND GAS LINES ARE INSTALLED BY A LICENSED CONTRACTOR. GAS COMPLIANCE FORM IS PROVIDED FOR GAS LINES INSTALLATION (ONLY PROVIDED IF THE GAS COOKTOP OR OVEN UPGRADE HAS BEEN SELECTED).
- THE BATHROOM IS WATERPROOFED BY A LICENSED CONTRACTOR.

CERTIFICATES & DOCUMENTATION

- FORM 15 FOR STEEL FRAMES AND SKID BASE
- FORM 12 FOR FRAME INSPECTION FROM STRUCTURAL ENGINEER
- FORM 43 FOR WINDOWS AND SLIDING DOOR/S
- FORM 43 FOR INTERNAL WATERPROOFING
- FORM 18A FOR SHOWER PLUMBING ROUGH IN
- FORM 43 FOR INSULATION
- FORM 43 FOR SHOWER SCREEN GLASS
- ELECTRICAL SAFETY CERTIFICATE
- FORM FOR SMOKE ALARM INSTALLATION
- GAS INSTALLATION CERTIFICATE (ONLY IF GAS COOKER/COOKTOP UPGRADE IS ADDED)

OPTIONAL UPGRADES

AIR CONDITIONING

- ADD A SECOND 2.6KW SPLIT AIR CONDITIONING UNIT TO YOUR BUILDING - **\$1,400**

WINDOWS & DOORS

- ADD AN EXTRA WINDOW OVER AND ABOVE THE INCLUDED AMOUNT OF WINDOWS - **\$650 PER WINDOW**
- UPGRADE THE INCLUDED FLY SCREENS TO DIAMOND GRILLE SECURITY SCREENS ON ALL 8 WINDOWS - **\$600**
- UPGRADE THE 2X INCLUDED FLY SCREEN DOORS TO DIAMOND GRILLE SECURITY SCREEN DOORS - **\$540**
- UPGRADE BOTH OF THE INCLUDED SLIDING DOORS TO BI-FOLD DOORS - **\$3,500**

FLOORING

- UPGRADE TO CARPET IN THE BEDROOM IN LIEU OF THE HYBRID FLOORBOARD - **\$1,000**

EXTERIOR

- ADD A PORTABLE DECK TO YOUR ORDER - **FROM \$13,500 - \$17,500 (DEPENDING ON THE DECK SIZE)**
- ADD AN EXTERNAL DOUBLE SPOTLIGHT WITH A SENSOR TO THE EXTERIOR - **\$350 EACH**

INTERIOR

- ADD A FEATURE WALL TO THE BEDROOM (CHOOSE FROM THE ROCK WALL OR TIMBER LOOK PANEL RANGE - **\$5,000**)
- UPGRADE THE COOKTOP TO A GAS COOKTOP INC. GAS LINE CONNECTIONS AND REGULATORS IN LIEU OF INCLUDED COOKTOP (KEEP THE INCLUDED BRAND-NEW ELECTRIC OVEN) - **\$700**
- SUPPLY AND INSTALL CHEF LPG GAS UPRIGHT OVEN/COOKER INC. GAS LINES, CONNECTIONS AND REGULATORS IN LIEU OF INCLUDED COOKTOP AND OVEN - **\$900**
- UPGRADE THE APPLIANCES FROM 60CM TO 90CM APPLIANCES - **\$2,000**
- UPGRADE THE INCLUDED FLUSH TOILET TO A GREEN LOO GL90 COMPOSTING TOILET - **\$1,600**
- ADD AN EXTRA COMPOSTING BIN FOR THE GL90 COMPOSTING TOILET - **\$495 EACH**
- ADD AN EXTRA PENDANT LIGHT OVER AND ABOVE THE INCLUDED PENDANT LIGHTS - **\$450 EACH**
- ADD PLANTATION SHUTTERS TO ANY 5 SELECTED WINDOWS - **\$3,000**
- ADD ROLLER BLINDS TO THE WINDOWS THROUGHOUT THE BUILDING (CHOICE OF BLIND COLOUR FROM OUR RANGE) - **\$350 PER WINDOW**

WHAT'S NOT INCLUDED IN OUR PRICING

- **HOT WATER SYSTEM** (We only provide the electrical provision for a hot water system to be connected to by your plumber)
- **TRANSPORT**
- **COUNCIL APPROVALS**
- **INSTALLATION AND STUMPING**



