

THE ESPRESSO DISPLAY SPECIFICATIONS

- HIA fixed price contract
- Home indemnity insurance
- 6 month maintenance period
- Full contour survey & engineers report to block
- Engineer approved structural certification
- Hard wired smoke detectors
- Standard application fees to relevant authorities included
- Approved insulation batts
- Complete termite treatment

External Features

- Double clay brick construction
- Single key access
- Colorbond roof
- Colorbond gutters, fascias & downpipes
- 25 degree roof pitch
- 2C face brickwork
- Cream mortar with rolled joints
- Quality windows & sliding doors
- Flyscreens to all sliding doors & windows (where applicable)
- 2 x external garden taps
- Double lock up garage
- Natural grey concrete hardstand to Garage
- Remote sectional door to Garage with 3 x remotes
- Gyprock ceiling to Garage with cove cornice
- Designer paving to Alfresco (if applicable), Front Entry Path, Porch/Portico (if applicable), and Driveway up to 6m
- Energy efficient hot water system
- 3 x external lights
- Obscured glazing to Ensuite and Bathroom

Kitchen Features

- 900mm wide stainless steel Rangehood, oven & hotplate
- Designer fan forced electric oven
- Square edge bench tops
- Door & 4 shelves to Pantry
- ABS edging & soft closing hinges to all cabinet doors & drawers
- Multiple colour laminate (Matt finish only)
- Stainless steel look kickboard & negative detail feature as displayed

- Glass splashback to Kitchen (where applicable)
- Waste baskets to Kitchen & Laundry sinks
- Dishwasher recess including plumbing & single power point
- Designer Kitchen bench as displayed

Ensuite, Bathroom & Laundry Features

- Square form china basins to Ensuite & Bathroom (Semi-recessed where applicable)
- Impressive tile selections to wet areas including mitred tiling
- Shower screens to Ensuite & Bathroom shower recess & Ensuite W/C
- Double shower rose to Ensuite shower recess
- 2m high wall tiling to Ensuite & Bathroom shower recess
- 2m high wall tiling to Ensuite W/C as displayed
- 1.2m high wall tiling to Ensuite & Bathroom walls
- Slimline mirrors to Ensuite & Bathroom vanities as displayed
- Floor tiling to Ensuite, Bathroom, Laundry & W/C from builders standard range
- Toilet roll holders to W/C's
- Double towel rail to Ensuite & Bathroom
- Laundry cabinets & tops with 45L inset trough as displayed
- Wall tiling to Laundry trough splashback
- Chrome floor wastes
- Hobless shower recess with channel grate to Ensuite
- Designer large bath tub
- Designer mixers & shower roses as displayed
- 27c high tiling to Ensuite vanity wall as displayed
- Waterfall ends to cabinetworks as displayed

Feature Inclusions

- Double power points and ample light points throughout
- Corner beading to home

- Full painting (excluding internal walls)
- 2340mm full height internal doors throughout as displayed excluding Garage entry
- Doors to all robe recesses
- Door & 4 shelves to Linen recess
- Semi-Ensuite access to Bedrooms
- Feature ceilings throughout home as displayed
- Increased ceiling heights as displayed
- Sunken areas included as displayed
- Designer lever door furniture throughout
- Timber feature to study
- TV plinth to Family as displayed
- Feature niches throughout as displayed
- Designer stainless steel feature sink & mixer as displayed

Elevation Features (Where applicable)

- Feature windows to home
- Feature louver as displayed
- Designer bricks to feature piers
- 1200mm Entry door including highlight window as displayed
- Matrix feature including steel feature beam as displayed

Note: Decking and mailbox not standard.

Note: Gloss laminate not standard.

Note: Feature timber to Study is not warranted

Note: Alfresco feature seating not standard

Note: Downlights not standard

Note: Lockable meter box not standard

Note: Feature 3 step cornice not standard

Note: Main floor tiling, carpet and window treatments not standard

Note: Air-conditioning and security system not standard

Note: Mosaic feature tiles to Ensuite and Bathroom shower not standard

Note: Push catches and bi-fold hinges to cabinetworks not standard

Note: Cold water tap to Fridge recess not standard

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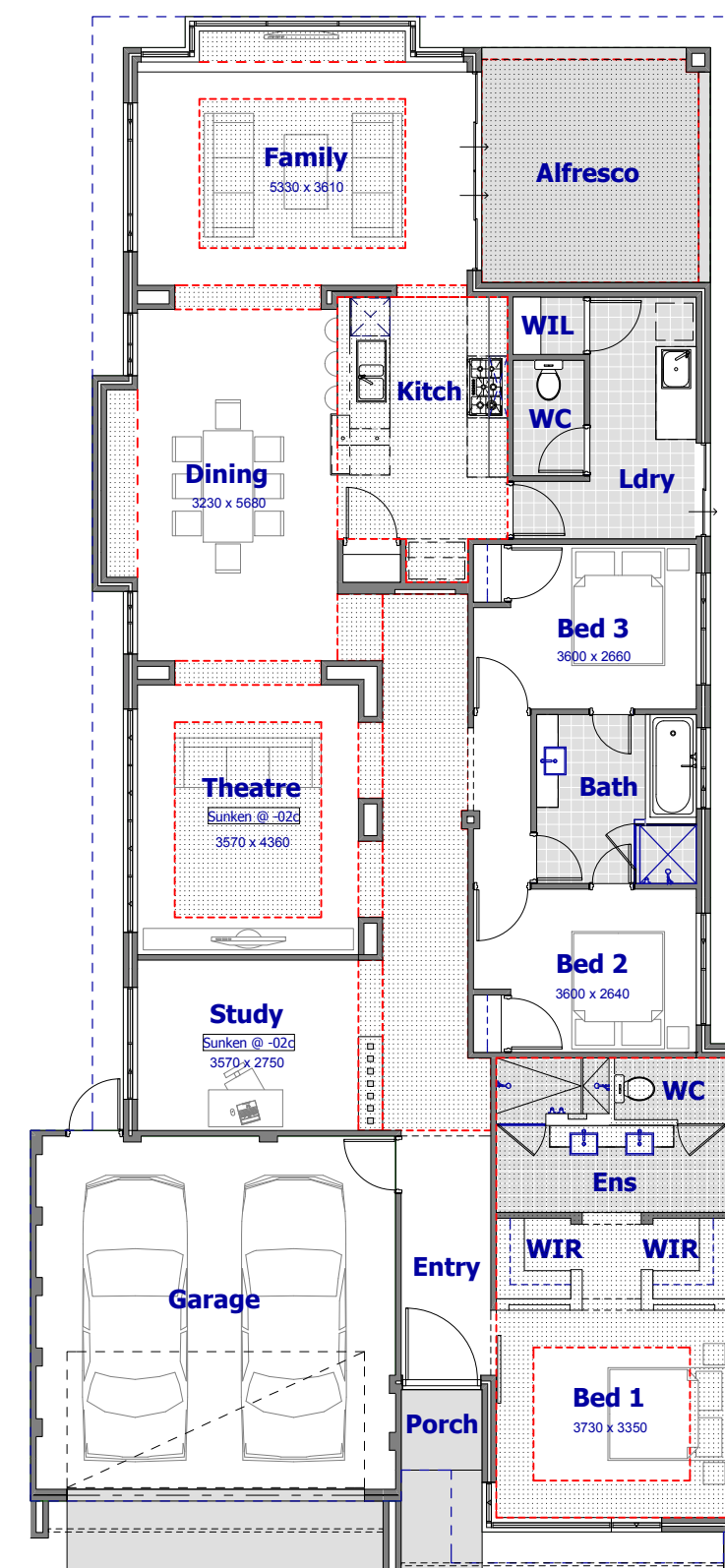
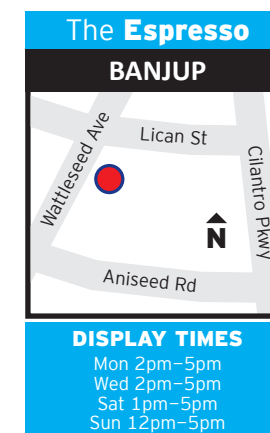


Builders Registration No. 13247

DIMENSIONS & SPECIFICATIONS MAY BE SUBJECT TO CHANGE. ELEVATIONS & PICTURES ARE FOR ILLUSTRATION PURPOSES ONLY. SOME PLANTERS & BRICK FEATURES DEPICTED IN PICTURES ARE NON STANDARD & ARE FOR ILLUSTRATION PURPOSES ONLY.



THE ESPRESSO DISPLAY



BEAUTY, STYLE & ELEGANCE

View THE ESPRESSO and experience sensations of beauty, style and elegance with a statement of cutting edge appeal. WOW!

Be the envy of all, as THE ESPRESSO creates a warm and inviting sanctuary boasting a flowing layout with soaring ceilings and a luxury specification all in a class of its own.

THE ESPRESSO is living proof that decent spaces can be achieved even on limited size land.

THE ESPRESSO is where reality meets your dreams and desires. THE ESPRESSO is simply aromatic.

Experience the WOW! Factor.