

THE AMELIA DISPLAY



every step of the way

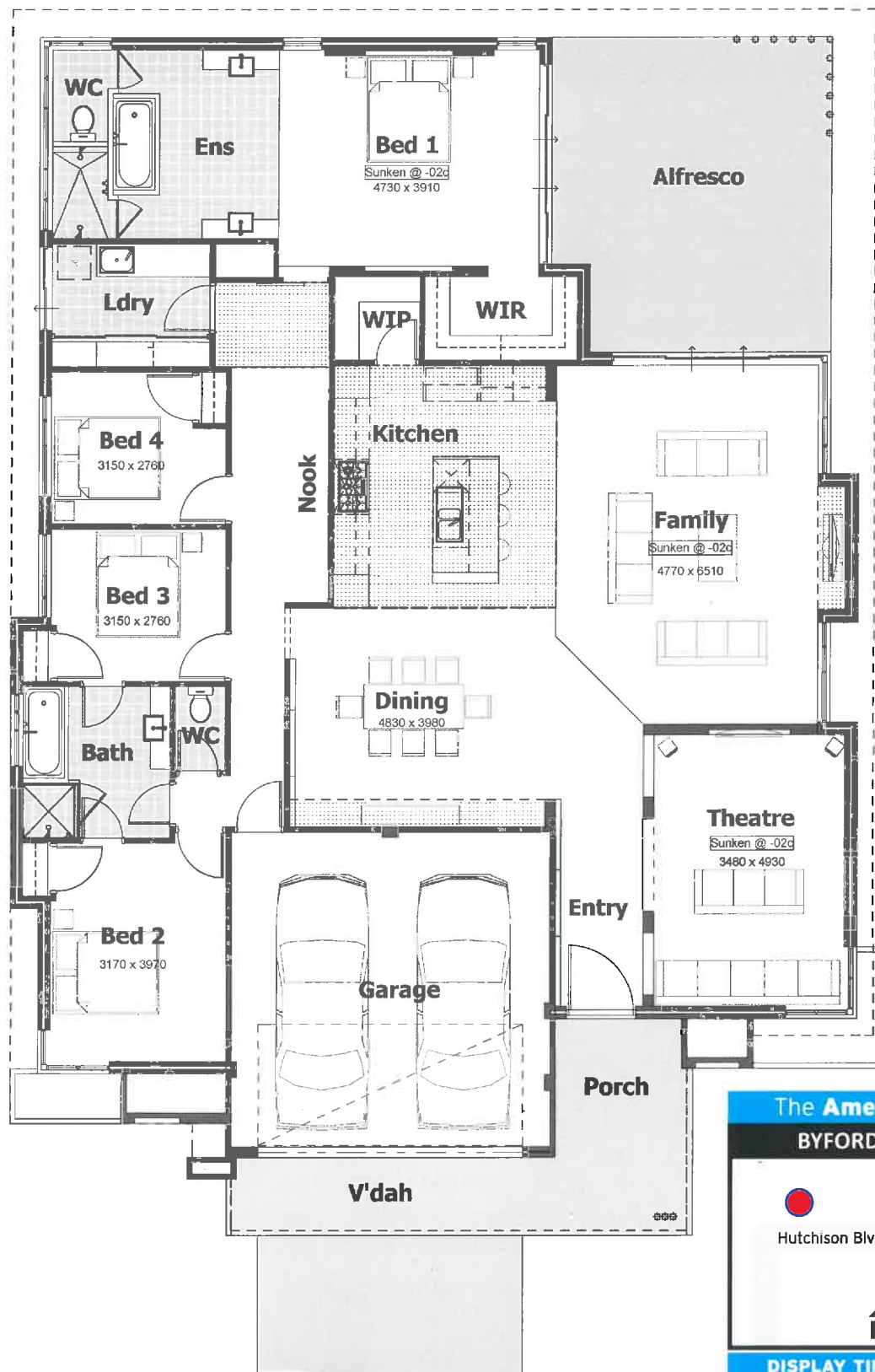


STUNNING HOMES AMAZING DESIGNS

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 AMELIA DISPLAY



The Amelia
BYFORD

Hutchison Blvd
Doley Rd

DISPLAY TIMES
Mon 2pm-5pm
Wed 2pm-5pm
Sat 1pm-5pm
Sun 12pm-5pm

COMBINING FAMILY & LIFESTYLE

The kitchen, impressive in its size and feature, the central hub for everyone to gather, is surrounded by a communal family / living zone. 4 big bedrooms with a generous study nook placed centrally are a key functional part of this magnificent home.

As you step into THE AMELIA, you can't help but feel the true sense of space and height. High ceilings, feature bulkheads, full height doors and boutique cornicing give THE AMELIA a distinct feeling of class. Even the passageways are a feature, nothing has been spared.

The master suite is positioned at the rear of the home with its own private access to the alfresco. The ensuite is a luxurious affair. Say YES to your new WOW home today!

THE AMELIA 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
- Lifetime guarantee

External Features

- Double Clay Verticore Maxibrick construction
- Single Key Access
- Colorbond Roof
- Colorbond Gutters, Fascias & Downpipes
- Skillion Roof Profile
- 2C face brickwork
- Cream Mortar with rolled joints
- Jason Windows & Sliding doors with Breeze Lock
- Flyscreens to all sliding doors & windows (where applicable)
- 2 x external garden taps
- Double Garage
- Natural grey concrete hardstand to Garage
- Remote sectional door to Garage with 3 x remotes
- Gyprock ceiling to Garage with Cornice
- Paved Alfresco (if applicable), Front Entry Path, Porch/Verandah (if applicable), and Driveway up to 6m from builders standard range
- Energy Efficient Hot Water System
- 3 x external lights
- Treated Blue Pine roof structure

Kitchen Features

- 900mm wide stainless steel rangehood, oven & hotplate
- Designer fan forced electric oven

- Choice of Postform or Square Edge benchtops
- 4 x shelves to Pantry
- Stainless Steel feature sink & mixer as displayed
- ABS edging & Soft closing hinges to all Cabinet Doors & Drawers
- Multiple colour laminate (Matt Finish only)
- Stainless Steel Look Kicker & Negative Detail
- Glass splashback to Kitchen (where applicable)
- Wastes Baskets to Kitchen & Laundry Sinks
- Dishwasher recess including plumbing & power point

Ensuite, Bathroom & Laundry Features

- Squareform China Basins to Ensuite & Bathroom (Semi-Recessed where applicable)
- Impressive tile selections to wet areas
- Semi Frameless shower screens to Ensuite, Ensuite WC & Bathroom
- Double shower rose to Ensuite shower recess
- 2m High Wall Tiling to Bathroom Shower Recess
- 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 trough as displayed
- 2 rows of wall tiling to Laundry trough splashback
- Chrome floor wastes
- Stainless Steel cut off grate to Ensuite Shower recess
- Hobless shower recess with sloping gradient to Ensuite.

- 1.2m high wall tiling to Bathroom wall
- Designer large bath tub
- Designer mixers & shower roses as displayed.
- Full Height Tiling to Ensuite and Shower Recess

Feature Inclusions

- Double Power Points and Ample Light Points throughout
- 2 x TV point & 1 x Phone point included to Home (excludes provisions for high velocity services)
- Corner Beading to trafficable areas
- Full painting (excluding internal walls)
- Gas Bayonet Point
- Feature Fan, Light & Heater to Bathroom
- 2340 full height internal doors throughout.
- Doors to all robe recesses
- Sliding doors with 4 x shelves to Linen Recess
- Semi - Ensuite Designed Bedrooms
- Feature ceilings & cornice throughout home (where applicable) from Builders range
- Increased ceiling heights as displayed
- Sunken areas included (where applicable)
- Designer Lever door furniture throughout

Elevation Features (where applicable)

- Painted sand finish render
- Feature pier with builders standard cladding
- Feature Windows to home
- Remote Sectional Door as displayed to front elevation
- Glass Hinged Entry Door
- Aluminium Louvers

NOTE: Timber screen not included to Ensuite.

Note: Timber infills not included to pier recess

NOTE: Balustrading not included.



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Builders Registration No. 13247