

Standard Inclusions



Get the home you want, at the price that's been quoted



Say hello to quality standard inclusions

Now that you have seen our home designs, it's time to explore our quality standard inclusions. Our home prices include this level of inclusions which will deliver your home to be move-in ready for you to start enjoying.

This brochure displays the range of inclusions provided as standard in each of our Amaroo Collection Homes.

If you have any questions, please speak to one of our friendly team members.



External

FEATURES:

- Up to 450mm wide eaves to perimeter of house as per plan
- Steel posts to alfresco
- Steel posts to portico (if applicable as per plan)
- Cement sheet lining to alfresco and portico ceilings

FRONT DOOR:

- Contemporary painted or timber front door from our range 920 wide

BRICKWORK:

- Selection of brick colours from our PGH range (\$1,150 / 1000 inc gst)

CONCRETE:

- Exposed aggregate concrete to portico and alfresco (sqm allowance tailored to each plan)
- Exposed aggregate concrete driveway 5m setback (25sqm allowance)
- Single fold down clothesline

ROOFING:

- Colourbond roof, fascia and gutter (colour selection from standard colourbond range)
- PVC round downpipes, painted

GLAZING:

- Carinya Classic windows and doors (colour selection from standard colourbond range)
- Aluminium mesh to fly screens
- Security doors to alfresco sliding doors
- Aluminium clear glazed doors to laundry and garage

GARAGE DOOR:

- B&D seville panel lift door in standard colourbond range and 4 profiles
- Merlin MS105 commander elite automatic garage door operator (2 remotes)



Internal

FEATURES:

- 2550mm ceiling height

PLASTER & CORNICE:

- 10mm Plasterboard to ceiling and walls
- 6mm Villaboard to wet areas
- 75mm Cove cornice throughout

ARCHITRAVES & SKIRTING:

- 65mm single bevel or splayed architraves in MDF
- 90mm single bevel or splayed architraves in MDF
- Pine architraves to wet areas

PAINTING:

- 3 coat paint system. Selection of up to 3 colours.
- Full gloss or semi-gloss finish to internal woodwork and doors

DOORS:

- Primecost allowance of \$900.00 including GST for front door
- Primecost allowance of \$65.00 including GST for Hume internal door 2040mm high

DOOR FURNITURE:

- Variety of ranges to select from, Zanda or Gainsborough

SHELVING:

- Adjustable shelving robe inserts to each wardrobe (amount as per plan)
- Melamine shelving to all wardrobes and linen cupboards
- Choice of double or single hanging rails

INSULATION:

- R3.5 ceiling batts to ceiling, including garage
- R2.5 wall batts to external walls and internal garage walls



Internal

FLOORING:

- Emelia or Montrosa carpet range layed on homelux foam underlay
- Athena or Florence hybrid flooring range

TIILING:

- Tiled shower bases
- Drop in waste in a selection of colours
- Skirting tiles to Laundry and Bathroom
- Standard height tiling throughout
- Tiled splashbacks to kitchen, pantry and laundry
- Large range of tiles to choose from @ \$40 per sqm including GST

ROBES, SCREENS & MIRRORS:

- Semi-frameless shower screens (selection of colour trim)
- Polished edge mirrors to bathroom and ensuite (size as per vanity)
- Laminex board robe doors

HEATING & COOLING:

- Supply and install Braemar TQ420 4 star heater installed to 8 outlets
- Supply and install Coolair CPQ 850 installed to 6 outlets

ELECTRICAL:

- Electrical plan tailored to each plan
- TV outlets to 3 points including aerial
- NBN to 1 point
- GPO's in clipsal classic series
- Installation of ceiling fans and feature lighting (owner to supply fitting)



Cabinetry, Appliances & Plumbing

CABINETRY:

- Cabinetry plans tailored as per floor plan
- 34mm laminated bench tops - category A colour scheme
- 34mm laminated waterfall end/s to Kitchen island bench
- 16mm colour board doors and panels - category A colour scheme
- Blum antaro soft closing drawers
- Selection of handles - category A handle range (no handles to overheads)
- Semi-floating vanities to bathroom and ensuite
- Variety of drawers and cupboards throughout
- Bin drawer to Kitchen
- Laundry hamper drawer

APPLIANCES:

- 75cm undermount rangehood
- 90cm gas cooktop
- 90cm 100L built-in electric oven (9 functions & timer)(black or stainless steel)
- 60cm freestanding dishwasher (stainless steel)

TAPWARE:

- Base sink mixers to kitchen and laundry (chrome)
- Base basin mixers to bathroom basins (chrome)
- Base wall mixers to shower and bath (chrome)
- Towel rails and toilet roll holders to necessary areas

SINKS & BASINS:

- Base double bowl stainless steel kitchen sink
- Base stainless steel laundry trough
- Base vanity basins in white to bathrooms
- Base acrylic built in bath-tub

HOT WATER SYSTEM:

- Solar gas boost HWS

OTHER:

- General plumbing works, including 2 external garden taps



Plus More...

SITE WORKS:

- Price based on level site
- Excavation of rock not included
- Raft or waffle slab to suit M-D class soil
- T2 Termite resistant pine to LVL stud walls and truss roof

PERMITS & FEES:

- Permits and Fees
- Energy Report
- Engineering Design
- BAL Assessment
- North East Water Fees
- Warranty and Construction Insurance

PLANS:

- With our in house drafters we can help make changes to your plan to ensure it is perfect!



Design your Home

under one roof

Kennedy Builders selection centre is our one-stop shop, where you can view and browse our quality materials and supplies used for our Amaroo Collection homes.

Your Colour Selections appointment will be completed with interior design professionals at Kennedy Builders. Here, you will choose everything for your new home from roofing colours, kitchen benchtops, door handles and everything in between.



*We look forward
to hopefully working
with you*

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Open 8am-4pm Monday to Friday

