

# *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
- 90 x 90 Steel posts to alfresco
- Steel posts to portico (if applicable as per plan)(size tailored to plan)
- Cement sheet lining to alfresco and portico ceilings
- T2 Termite resistant pine to LVL stud walls and truss roof
- Single fold down clothesline

**FRONT DOOR:**

- Selection of 16 (timber or painted) Hume external doors - 2040mm High x 920mm Wide

**BRICKWORK:**

- Selection of 14 brick colours from our PGH range (\$1,200 / 1000 inc gst)

**ROOFING:**

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

**CONCRETE:**

- Exposed aggregate concrete to portico and alfresco (sqm allowance tailored to each plan) (10 colours to select from)
- Exposed aggregate concrete driveway 5m setback (25sqm allowance)
- Exposed aggregate pad for clothesline and service units

**GLAZING:**

- Textra Aluminium windows and doors (13 colours to select from)
- 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
- 10mm aqua check board to wet areas
- 75mm cove cornice throughout

**ARCHITRAVES & SKIRTING:**

- 65mm architraves in MDF (5 profiles to select from)
- 90mm skirting boards in MDF (5 profiles to select from)
- Pine architraves to wet areas

**PAINTING:**

- 3 coat paint system. Selection of up to 3 colours for internal ceilings, walls, architraves, skirtings, doors and frames
- Full gloss or semi-gloss finish to internal woodwork and doors
- External eaves, alfresco and portico areas, weatherboards (if applicable to plan), lintels, posts, door and frame

**DOORS:**

- Selection of 13 Hume internal doors at 2040mm high (Honeycomb Hollow Core Doors)

**DOOR FURNITURE:**

- Variety of ranges and colours 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
- Ability to tailor the design/layout of each wardrobe to you

**INSULATION:**

- R6.0 ceiling batts to ceiling, including garage
- R2.5 wall batts to external walls and internal garage walls



# Internal

## FLOORING:

- Emelia or Soraya carpet layed on steplux 10mm underlay (95kg density)
- Metropolis or Florence hybrid flooring range

## TIILING:

- Tiled shower bases
- Drop in waste in a selection of colours
- Skirting tiles to Laundry, Bathrooms and Toilet
- Standard height tiling throughout
- Tiled splashbacks to kitchen (650 high) and laundry (300 high)
- Large range of tiles to choose from @ \$40 per sqm including GST
- Allowance for tiled soap niche or ledge to showers

## ROBES, SCREENS & MIRRORS:

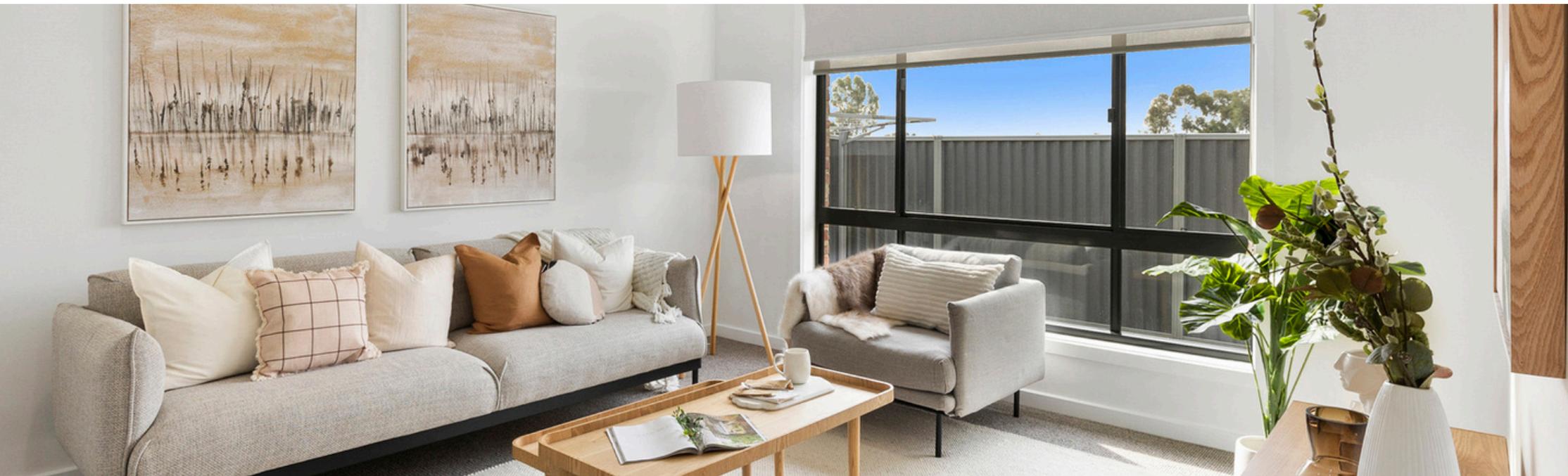
- Semi-frameless shower screens (selection of colour trim)
- Polished edge mirrors to bathroom and ensuite (size as per vanity)
- Laminex board robe doors

## 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 (Drawers and cupboards throughout)
- 34mm or 21mm laminated bench tops (Laminex or Polytec natural range)
- 34mm laminated waterfall end/s to Kitchen island bench
- 16mm colour board doors and panels (Laminex or Polytec natural range)
- Blum antaro soft closing drawers
- Selection of handles - category A handle range (no handles to overheads)
- Semi-floating vanities to bathroom and ensuite
- Bin drawer to Kitchen
- Laundry hamper drawer

## APPLIANCES:

- AUM75X Artusi 75cm undermount rangehood
- CAGH95X Artusi 90cm gas cooktop
- CAO900X1 Artusi 90cm 100L built-in electric oven (9 functions & timer)(S/S or Black)
- ADW5003X Artusi 60cm freestanding dishwasher 4.5 star wels/3 star meps (S/S)

## HOT WATER SYSTEM:

- Rinnai Solar Gas Boost INC Evac Tubes

## TAPWARE:

- Posh Solus gooseneck sink mixer to Kitchen (chrome)
- Posh Solus standard sink mixer to Laundry (chrome)
- Posh Solus tapware range & accessories (chrome)
- Mizu Drift ceiling shower arm & 300 shower head (chrome)

## SINKS, BASINS & TOILETS:

- Posh Solus Double Bowl & Drainer Kitchen Sink (stainless steel)
- Posh Solus 45L Trough to Laundry (stainless steel)
- Posh Solus Vanity Basin White
- Base Acrylic Bath 1700 x 750 x 400 White
- Posh Domaine Rimless Close Coupled Back to Wall Toilet Suite Back Inlet with Soft Close Quick Release Seat

## OTHER:

- General plumbing works, including 2 external garden taps



# Plus More...

## **SITE WORKS:**

- Price based on level site
- Excavation of rock not included
- Waffle Pod 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

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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.



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*We look forward  
to hopefully working  
with you*

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Open 8am-4pm Monday to Friday

