



## 'Baldivis'

*Share the Experience*

*Comprising four bedrooms and a study, the master bedroom incorporates a huge ensuite with luxury spa, walk in robe and powder room. A timber lined alfresco directly links with the meals and living rooms providing the perfect outdoor entertaining area. Storage not a problem with huge pantry, linen and garage store.*

*16.5 wide x 21.8 deep*

*Living 204m<sup>2</sup>*

*Garage 39m<sup>2</sup>*

*Alfresco 20m<sup>2</sup>*

*Portico 6.1m<sup>2</sup>*

*Total 269m<sup>2</sup>*



**HOUSE MASTERS AUSTRALIA**  
**9277 2009**

Drawings are for illustration purpose only

# **“THE BALDIVIS” OUR ‘STANDARD’ INCLUSIONS**

## **PRELIMINARIES** included as STANDARD

- \* Standard Council fees
- \* Standard Water Authority fees
- \* Housing Indemnity Insurance
- \* Certified Pest Control Treatment
- \* Construction Insurance
- \* HIA Fixed Price Contract
- \* 120 Days Defects Liability Period

## **EXTERNAL FINISHES** included as STANDARD

- \* 25 degree roof pitch (on selected models).
- \* Brick allowance from builders standard range.
- \* Metal roof – Colorbond
- \* Zincolume or C/Bond fascia, gutters and downpipes
- \* TIMBER LINED alfresco ceiling
- \* Timber lined gables
- \* Rendered & painted external front elevation
- \* Brickpaving (from builders standard range) to porch, alfresco & driveway (max 6 metres)
- \* FULL HEIGHT ceiling to garage or carport & concrete floor
- \* Sectional garage door with 2 remote control units
- \* 2 external water taps
- \* Corinthian “Madison” with Spotswood glass front door
- \* QPS “Albany” lever entrance mortice lock to front door
- \* Full external painting
- \* Store to garage

## **INTERNAL FINISHES** included as STANDARD

- \* Corinthian “Milan” internal doors to all main living areas
- \* Corinthian “Redicote” internal doors to all other doors
- \* QPS “Albany” lever designer door furniture
- \* Feature FRC Columns
- \* Shelf and hanging rail to all robes
- \* Four shelves to walk in linen
- \* Quality Gyprock ceilings with cove cornice
- \* Raised 32 course ceiling to family room
- \* Deluxe profile metal door frames throughout
- \* Fully painted internally (excluding walls)
- \* Weatherseals to external Corinthian doors
- \* Posh “Solus” 45 litre stainless steel laundry trough & cabinet
- \* Chrome washing machine taps

(Specification may be changed with equivalent quality products or services without notice)

## **GENERAL CONSTRUCTION** items included as STANDARD (Not Site Costs)

- \* Engineer designed footings & 100mm thick slab
- \* Single phase underground power (max 10 metres)
- \* Sewerage connection (max 10 metres)
- \* Water connection (max 10 metres)
- \* R3 insulation batts to living ceilings, for year round comfort
- \* Affinity powder coated aluminium windows and sliding doors
- \* All aluminium windows and sliding doors supplied with keyed breeze locks and flyscreens
- \* Generous light and power point allowance
- \* Electrical RCD safety switch & 2 hard wired smoke detectors
- \* Interior and exterior house professionally clean before handover

## **BATHROOM, LAUNDRY, ENSUITE & POWDER ROOM** inclusions as STANDARD

- \* Wet area wall and floor tile allowance to bath, wc, ensuite & laundry of \$45 including GST
- \* Laminate doors to vanity cabinets with post formed tops to bathroom & ensuite
- \* Cabinet made laminate laundry bench & doors
- \* Porcher “Heron” semi recessed vitreous china vanity basins to ensuite
- \* Porcher “Studio” 450 corner basin to powder room
- \* Porcher “Heron” vanity basin to bathroom
- \* Vitreous China Toilet suite
- \* “Kirsty” 1300mm Corner Spa with chrome jets to ensuite
- \* Affinity framed pivot door shower screen with clear laminated glass to ensuite
- \* Affinity clear laminated glass framed fixed panel & rod shower screen to bathroom
- \* Framed mirrors to vanities matching shower screens
- \* Posh “Solus” mixer taps in chrome to all basins, showers, baths & kitchen sink (Triple A Rated Water Savers)
- \* Posh “Solus” shower heads (Triple A Rated Water Savers)
- \* Exhaust fan to WC & powder room
- \* Posh “Windsor” towel rails (doubles) and toilet roll holders (chrome) – towel ring to powder room

## **KITCHEN** inclusions as STANDARD

- \* Laminate doors to kitchen cabinets with post formed tops
- \* Overhead cupboards above hotplate area
- \* Provision for dishwasher
- \* Bank of four drawers on rollers
- \* Imported Damani Rangehood DSR611 slide out in stainless steel (smudgeproof)
- \* Imported Damani Hotplates DGC64 (gas) 4 burner in stainless steel (smudgeproof)
- \* Imported Damani Oven DOFF6 in stainless steel (smudgeproof)
- \* Posh “Solus” 1 1/3 Bowl 1010mm stainless steel sink with mixer tap
- \* Four shelves to walk in pantry