



'Dalkeith'

When Comfort & Style Matters

This large family home has got the lot, put quite simply a great looking home.

Featuring 4 bedrooms, the master bedroom having the added luxury of a 1500 spa in the en-suite.

Designated home theatre and study for family members to have their own space.

Light and bright separate living and dining areas, and a huge garage with an entrance to the laundry.

16.1m wide x 29.5m deep

<i>Living</i>	<i>265m²</i>
<i>Garage</i>	<i>49.5m²</i>
<i>Alfresco</i>	<i>33m²</i>
<i>Portico</i>	<i>7.5m²</i>

<i>Total</i>	<i>325m</i>
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HOUSE MASTERS AUSTRALIA

9277 2009

Drawings are for illustration purposes only

“THE DALKEITH” 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
- * Zinalume or C/Bond fascia, gutters and downpipes
- * Rendered & painted external front elevation (if applicable)
- * 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

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
- * Shelf and hanging rail to all robes
- * Four shelves to walk in linen
- * Quality Gyprock ceilings with cove cornice
- * Deluxe profile metal door frames throughout
- * Fully painted internally (excluding walls)
- * Weatherseals to external Corinthian doors
- * 45 litre stainless steel laundry trough & cabinet
- * Chrome washing machine taps

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 to living ceilings, for year round comfort.
- * 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
- * Vitreous china vanity basin to ensuite
- * Vitreous china basin to powder room
- * Vitreous china vanity basin to bathroom
- * Vitreous China toilet suite
- * Framed pivot door shower screen with clear laminated glass to ensuite
- * Clear laminated glass framed fixed panel & rod shower screen to bathroom
- * Framed mirrors to vanities matching shower screen
- * Taps in chrome to all basins, showers, baths and kitchen sink (Triple A Rated Water Savers)
- * Shower heads (Triple A Rated Water Savers)
- * Exhaust fan to wc & powder room
- * Double towel rails and chrome toilet roll holders & towel ring to powder room

KITCHEN inclusions as STANDARD

- * Laminate doors to kitchen cabinets with post formed tops.
- * 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)
- * 1 1/3 bowl 1010mm stainless steel sink
- * Four shelves to walk in pantry

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