



'Duncraig'

For Separate Zoned Living

This stunning 5 bedroom large family home is ideally built for modern narrow lots.

Comprising large family and meals areas plus separate lounge room. Huge storage space in the impressive kitchen including pantry for extra storage.

Ensuite to the main bedroom with 2 further bathrooms. Also separate office ideal for working from home and a large double garage.

14.5m wide x 25.2m deep

Living 241.5m²

Garage 37m²

Portico 3.2m²

Total 281m²



HOUSE MASTERS AUSTRALIA

9277 2009

Drawings are for illustration purpose only

“THE DUNCRAIG” 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
- * Timber lined gables (if applicable)
- * 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
- * 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
- * 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 to all basins, showers, baths & kitchen sink (Triple A Rated Water Savers)
- * Shower heads (Triple A Rated Water Savers)
- * 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)