



## THE SOLACE

*First Home Buyers Dream*

*With a gas boosted solar hot water system, grey waste water system, rain water tank plumbed to internal water fixtures and much more, this beautiful 3 bedroom, 2 bathroom home has everything you need to reduce the effects of climate change.*

*This home has everything a first home buyer or small family could ask for, including coffered ceilings, large alfresco, home theatre, quality appliances and much more!*

*Plus, it's a HIA GreenSmart accredited home, so you know that your doing your bit to save our planet.*



11.6m wide x 16.8m deep

Living	145.95m <sup>2</sup>
Garage	39.24m <sup>2</sup>
Alfresco	18.86m <sup>2</sup>
Porch	7.16m <sup>2</sup>
<b>TOTAL</b>	<b>211.21m<sup>2</sup></b>

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Drawings are for illustration purposes only

**HOUSE MASTERS AUSTRALIA**  
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# House Masters Deluxe Standard Specification

## Preliminaries included as standard

- Standard Council fees
- Standard Water Authority fees
- Housing Indemnity Insurance
- Construction Insurance
- HIA Fixed Price Contract
- 120 Days Defects Liability Period
- Block Contour Survey
- Standard Engineer designed footings & slab

## General Construction items included as standard (not site costs)

- Engineer designed footings & 100mm thick slab
- Single phase underground power (max 10mts)
- Metal plaster beads to all external corners
- Water connection (max 10mts)
- R3.5 insulation to living area ceilings & garage ceiling
- R2 insulation to all external and **internal** walls
- Powder coated aluminium windows and sliding doors supplied with keyed breeze locks and fly screens
- Generous light & double power point allowance
- Electrical RCD safety switch & 2 hard wired smoke detectors
- Interior and exterior house cleaned before handover

## External Finishes included as standard

- 25 Degree roof pitch
- Colourbond Roof
- Colourbond fascia, gutters & down pipes
- Texture finish to external walls
- Brick paving (from builders standard range) to porch, alfresco & driveway
- FULL HEIGHT Gyprock ceiling to garage with concrete floor
- Timber lined ceiling to Alfresco & Porch
- Sectional garage door with 2 remotes
- 2 external water taps
- Corinthian "Madison" entry door with "Spotswood" glazing and 2 side lights
- QPS "Albany" lever mortice lock to entry
- Full external & internal painting inc int walls
- Solar Hot Water System with Gas booster
- 2000ltr Colourbond Rain Water tank plumbed
- Feature stonework to portico including FRC Columns
- Window projections to windows as displayed

## Internal finishes included as standard

- Corinthian "Milan" MIL104 internal doors to all main living areas
- Sliding Mirrored doors to robes
- QPS "Albany" lever designer door furniture
- Shelf & hanging rail to all robes
- Four shelves to linen
- Quality Gyprock ceilings with cove cornice
- 45ltr stainless steel inset trough with cabinet
- Coffered ceiling to family area
- Coffered ceiling to theatre room
- Floor coverings—from builders range
- Window treatments—from builders range

## Bathroom, Ensuite & Laundry included as standard

- Wet area wall and floor tile allowance to bath, wc, ensuite & laundry of \$44m<sup>2</sup> inc. GST
- Laminate doors to vanity cabinets with post formed tops to kitchen, bathroom & ensuite
- Cabinet made laminate laundry bench & doors
- Vitreous china semi recessed vanity basin to ensuite
- Vitreous china vanity basin to bathroom
- Vitreous china toilet suite to ensuite & WC
- Framed pivot door shower screen with clear laminate glass to ensuite
- Fixed panel & rod shower screen with clear laminate glass to bathroom
- Framed mirrors to vanities matching shower screens
- AAA rated water saving **mixer taps** to basins, showers, baths & kitchen sinks
- AAA rated water saving shower heads
- Double towel rails and chrome toilet roll holders
- Grey water system to laundry for reticulation

## Kitchen inclusions as standard

- Laminate doors to kitchen cabinets with post formed tops
- Provision for dishwasher inc power & tap
- Bank of four drawers on rollers
- Imported Damani 600mm canopy rangehood (DSR611SS)
- Imported Damani 600mm gas hot plates (DGC64ASS)
- Imported Damani 600mm electric oven (Doff6.2SS)
- 1 3/4 bowl 1200 mm stainless steel sink
- Four shelves to cabinet maker made pantry
- Overhead cupboards to kitchen
- Tiling to kitchen benchtops & Floor