



'SUBIACO'

Entertain in Style

Having a small block doesn't mean you have to compromise on quality.

The Subiaco is an elegant 3 bedroom, 2 bathroom home with luxury fittings throughout.

With a Home Theatre and Study, there is plenty of room for the whole family. Plus, you have a timber lined alfresco under the main roof for all your entertaining needs!

11.89 wide x 27.49 deep

Living—183.85m²

Garage—43.82m²

Alfresco—15.32m²

Portico—5.48m²

Verandah—4.72m²

Total—253.19m²



HOUSE MASTERS AUSTRALIA

Phone 9277 2644

Drawings are for illustration purposes only

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“SUBIACO” OUR ‘STANDARD’ INCLUSIONS

PRELIMINARIES included as STANDARD

- * Standard Council fees
- * Standard Water Authority fees
- * Housing Indemnity Insurance
- * Sewerage connection (max 10 metres)
- * Certified Pest Control Treatment
- * Construction Insurance
- * HIA Fixed Price Contract
- * 120 Days Defects Liability Period
- * Block Contour Survey
- * Standard Engineer designed footings & slab

EXTERNAL FINISHES included as STANDARD

- * 25 degree roof pitch
- * Brick allowance from builders standard range
- * Metal roof – Colorbond
- * Colorbond 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
- * Store area to garage
- * Gas instantaneous Hot Water System

INTERNAL FINISHES included as STANDARD

- * “Redicote” internal doors to all main living areas
- * Sliding Mirrored doors to robes
- * QPS “Albany” lever designer door furniture
- * Shelf and hanging rail to all robes
- * Four shelves to 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 inset laundry trough
- * Colored washing machine taps
- * Raised 32 cs ceiling to family & dining
- * Dropped Bulkhead to Kitchen

GENERAL CONSTRUCTION items included as STANDARD (Not Site Costs)

- * Engineer designed footings & 100mm thick slab
- * Single phase underground power (max 10 metres)
- * Metal Plaster beads to all external corners
- * Water connection (max 10 metres)
- * R3 insulation to living ceilings and garage
- * 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
- * Interior and exterior house professionally clean before handover

BATHROOM, LAUNDRY, ENSUITE included as STANDARD

- * Wet area wall and floor tile allowance to bath, wc, ensuite & laundry of \$44 including GST
- * Laminate doors to vanity cabinets with post formed tops to kitchen, bathroom and ensuite
- * Cabinet made laminate laundry bench & doors
- * Vitreous china vanity basins to bathroom and ensuite
- * Vitreous china toilet suite
- * Spa to ensuite
- * Framed pivot door shower screen with clear laminated glass to ensuite
- * Framed pivot door shower screen with clear laminated glass to bathroom
- * Framed mirrors to vanities matching shower screen
- * Mixer Taps to all basins, showers, baths & kitchen sinks (Triple A Rated Water Savers)
- * Shower heads (Triple A Rated Water Savers)
- * Exhaust fan to ensuite
- * Double towel rails and chrome toilet roll holders

KITCHEN inclusions as STANDARD

- * Laminate doors to kitchen cabinets with post formed tops.
- * Provision for dishwasher
- * Bank of four drawers on rollers
- * Imported Damani 900mm Canopy rangehood in stainless steel (smudgeproof)
- * Imported Damani Hotplates DACG9002 (gas) 5 burner in stainless steel (smudgeproof)
- * Imported Damani Oven DAO6001 in stainless steel (smudgeproof)
- * 1 3/4 Bowl 1200mm stainless steel sink
- * Four shelves to large cabinet maker made pantry
- * 3 Large Pot drawers
- * Appliance Cupboard with Microwave recess
- * Overhead Cupboards

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