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Premium
Inclusions

CUSTOM HOME

Inclusion List

SITE WORKS & FOUNDATIONS

- Site preparation and earthworks
- Excavation and leveling (excluding rock excavation)
- Temporary fencing and site security
- Foundation allowance ("H" type soil)
- Concrete slab or footing system (as per Structural Plan)

SERVICES

- Sewer, stormwater, Power, NBN, Water and gas connection within boundaries (excluding authority Fees)

STRUCTURAL ELEMENTS

- Timber or steel frame construction (as per Structural Plan)
- Termite protection and barrier system (if applicable)



EXTERNAL FEATURES

- Brick veneer, render, cladding, or other façade materials (as selected)
- Colourbond, tiled, or flat roof system (as selected)
- Double-glazed glass windows (as per energy rating)
- All openable window with flyscreen
- Insulation to walls, roof, and ceiling (as per energy rating)
- Front designer door with secure lockset (as selected)
- Garage with remote-controlled panel lift door
- Exposed aggregate Driveway (or as selected)

INTERNAL FEATURES

- Ceiling height (2700mm for ground floor, 2400mm for first floor)
- Plasterboard walls and ceilings with 3 coat paint finish
- Square set ceilings through-out
- Built-in robes with shelves and hanging rails in all bedrooms
- Linen cupboard with shelving
- Internal doors with modern lever handles



KITCHEN INCLUSIONS

- Custom-designed cabinetry with soft-close drawers, fingerpull overhead cupboards and doors
- 60mm stone benchtops (waterfall, island and perimeter)
- 900mm Bosch stainless steel appliances (oven, cooktop, rangehood)
- Bosch freestanding dishwasher
- Tiled or glass splashback (as selected)
- Undermount sink with premium tapware (in the choice of Matt Black or Rose Gold)
- Walk-in pantry (if applicable) with shelving

BATHROOMS & POWDER ROOMS

- Wall hung vanity with 40mm stone benchtops
- Frameless or semi-frameless shower screens
- Freestanding or built-in bathtub (as selected)
- Tapware and fittings (in the choice of Matt Black or Rose Gold)
- Full-height wall tiling to showers and wet areas
- Soft-close toilets (water-efficient)
- Exhaust fans to all wet areas
- Smart touch LED mirror



A modern, bright interior space featuring a two-story layout. The ground floor has dark wood flooring and a white sofa with patterned and green cushions. A staircase with dark wood treads and a black metal railing with glass balustrade leads to the upper level. In the background, a kitchen area with dark wood cabinetry and stainless steel appliances is visible. The ceiling is white with recessed lighting and a modern circular light fixture. Large windows provide natural light.

Flooring

- Engineered timber, hybrid, or tiles to living areas (as selected)
- Solid hardwood stair with glass balustrade (or as selected)
- Carpet to bedrooms
- Waterproof tiling to wet areas (bathrooms, laundry)

A modern, bright interior featuring a large white kitchen island with a marble countertop, stainless steel appliances, and a grey sofa in the living area. The ceiling has recessed LED lights and pendant lighting over the island.

ELECTRICAL & LIGHTING

- LED downlights throughout
- Feature pendant lighting (kitchen island, entry, or dining)
- Double power points in all rooms
- Data points, TV points, and NBN connection
- Hardwired smoke detectors (as per regulations)
- External lighting (entry, alfresco, garage)
- Video intercom doorbell

HEATING & COOLING

- Full ducted Air conditioning system with Zoning



LAUNDRY

- Custom cabinetry with 40mm stone benchtop
- Stainless steel laundry tub
- Tiled splashback and flooring
- Overhead cabinets

Outdoor & Landscaping

- Landscaping to front and rear yards (turf, plants)
- Exposed aggregate Driveway (or as selected)
- Fencing (boundary and side gates)
- Letterbox and clothesline
- Covered alfresco area (timber deck or tiled) or (As per plan)



Additional CUSTOM FEATURES

- Smart home wiring (optional upgrade)
- Solar panel system (if included)
- Security system (CCTV, alarms)
- Skylights or roof windows (optional)
- Ceiling fans (optional in bedrooms or alfresco)
- Lift (for multi-storey homes)

NOTE

All inclusions and specifications to be confirmed with clients
Product photography in this booklet for illustrative purposes only