



Premium Inclusion Package



INTERNAL FINISHES

- Included 2.7 M High Ceiling Height
- Included 1200mm wide Entrance Door with Digital Smart Entry Lock
- Included Square set throughout the House
- Included Shelving and hanging Rail fit Out to all Robes
- Included Gainsborough internal Door Furnishing , Black lever
- Included Full Height 2340mm Internal and External Doors

FLOOR COVERING

- Included Porcelain Tiling to all wet Areas (Full Height Tiles in all bathrooms)
- Included 6.5mm Luxury Hybrid Vinyl Flooring to all Main Living areas
- Included Premium carpets to all Bedrooms
- Included 66mm x 18mm Thick skirting and Architrave

LAUNDRY

- Included 20mm Smart stone Bench Top to Laundry Bench
- Included Inset Trough and Mixer Supplied by Fienza
- Included Overhead Cabinetry



QBCC BUILDER LIC NO. 15382643



KITCHEN & PANTRY

- Included Under mount double mount Kitchen sink with Goose neck mixer**
- Included 40MM Stone Waterfall Island in Kitchen**
- Included Soft Close Drawers to 4 x cutlery drawers**
- Included 20mm Stone Bench top to Kitchen Benches and waterfall Island**
- Included 1 x Set of Pot Drawers**
- Included 60cm Stainless Dishwasher**
- Included 90cm 5 burner Gas cooktop**
- Included Under mount Range Hood**
- Included Bar Pendant Light Above Kitchen Island Bench**
- Included Melamine Shelving to Pantry**
- Included Overhead Cabinetry**
- Included Water Plumbing and Overhead Cabinetry to Fridge Space**

BATHROOM AND ENSUITE

- Included All Bathroom and en-suite fixtures include Double To wet Rails , Toilets , Toilet Roll Holders , Freestanding Bath-Tub, Basin and Bath/Shower Mixers**
- Included Bathroom and en-suite Wall Tiling from floor to Ceiling**
- Included 20mm Stone Bench-top to Vanities**
- Included Full size vanity Mirror to all Bathroom and En-suite above vanity**
- Included Semi Frame-less Shower Screens**

EXTRA PREMIUM INCLUSION

- Included Steel Frame & Trusses 2740mm high . steel frame & Trusses backed by BlueScope .**
- Included Provide R4.1 Insulation Batts to all Internal Ceilings and 60mm Anticon Blanket under Roof**
- Included Modern Premium Facade**



OUTDOOR INCLUSIONS

- Included **COMPLETE HOME PACKAGE - 50sqm Driveway , Blinds , Letterbox , Clothe-line**
- Included **Automatic Panel Tilt Garage door**
- Included **External Taps**
- Included **Wall Mounted Clothes Line**
- Included **Colour bond Steel Roof, Fascia and Gutters**
- Included **Termite Protection Barrier**
- Included **Light Weight Cladding or AAC Panel cladding with Acrylic Render through out House**
- Included **Rinnai 250lt electric storage Hot Water System**
- Included **Fibre Glass screens on all Windows and Sliding Doors**

EXTRAS PREMIUM INCLUSIONS

- Included **Choice of Four Premium Modern facade to select**
- Included **Steel Frame & Trusses 2740mm high . steel frame & Trusses backed by BlueScope .**
- Included **Provide R4.1 Insulation Batts to all Internal Ceilings**
- Included **3 Coat Paint System**
- Note **BAL Rating and Acoustic rating not included**
- Note **Expansive Range of Standard Colour Options to Choose From**

FANS / LIGHTS / AIR CONDITIONERS

- Included **Fan in All Bedrooms and Outside Alfresco area**
- Included **36 LED Downlights Throughout Home Including All Bedrooms, Alfresco and Garage**
- Included **2 x Outdoor Wall Lights Fitted to Front Facade**
- Included **1 x 3 in 1 Heat/Fan Light in Bathroom and 1 x 3 in 1 Heat/Fan Light in Ensuite**
- Included **Fujitsu ducted reverse cycle air conditioning to suit size and design of home with My Air Zone**
- Included **25 Power Point Package**
- Included **1 x LED Twin Spotter Sensor Light**
- Included **1 X Data Point , telephone point , TV Antenna**
- Included **One Sensor light for Front Porch and Alfresco**
- Included **Conduit for preparation of NBN Connection (Service provider to arrange connection after Handover)**



Complete Home Package Price List

Discover your dream home with our all-inclusive packages. Each design offers exceptional value, quality inclusions, and modern living at a fixed price.

Our Complete Home Package Inclusions

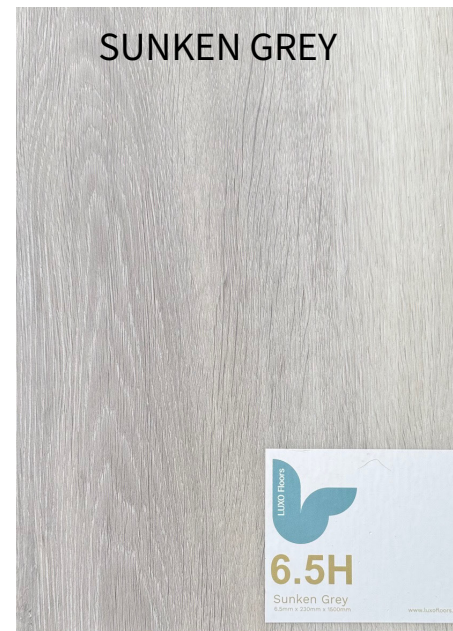
All our homes are offered as comprehensive, move-in ready packages. We handle all the major details from start to finish, so you can enjoy a seamless building experience. Your fixed price includes everything you need to move in:

- **Stunning Modern Façade**
- **High-Quality Kitchen with premium fixtures and appliances**
- **Full-height Tiling in all wet areas**
- **Full-height Internal and External Doors**
- **Complete Driveway**
- **Blinds installed on all windows and sliding doors**
- **Letterbox and Clothesline**
- **All painting, fixtures, and finishes completed to our high standard.**
- **The only things left for you to arrange are your own landscaping and fencing.**

Optional Fencing & Landscaping Package

We separate these items because fencing costs can often be shared with neighbors and landscaping choices are very personal. However, if you want a true turnkey solution where absolutely everything is done for you, we can add a complete Fencing & Landscaping package for an additional \$10,000.

Please Note: If you add this package, you will be invoiced for the full cost of the fence. Homeowners are responsible for making their own cost-sharing arrangements with neighbors.



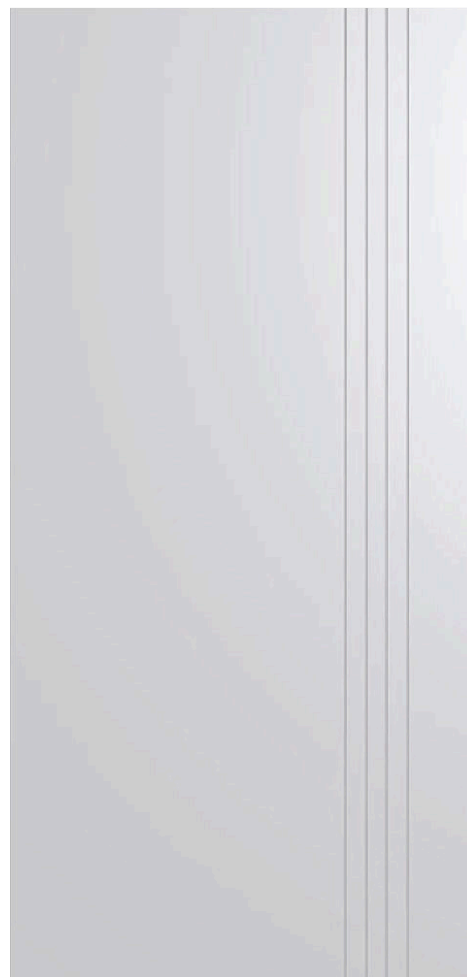
TEN OPTION OF HYBRID FLOORING



DIFFERENT CARPET COLOUR OPTIONS



PHD5VG - 2340X1200X40
With Aluminum Sill



PHD3 - INTERNAL DOOR



All Skirting & Architrave
66x18mm FJ DAR



Smart Lock Entry - Black



Trade Pro Square Rose Bela
Privacy Lever Set in Matte Black
1410PROSQBELMB



EMRO Round
Magnetic stop



**Porcelain Tile for bathrooms , alfresco and Porch
and One Wall Tile for all bathrooms**

BUILDER RANGE Tiles For Bathrooms



Canyon Grey Matt



Canyon White



Canyon Sand

Bulkhead above Cabinets



Overhead Cabinet
Option of 10 colors from Polytec in MATT Selection .

NOTE : One Colour selection for kitchen , Laundry , Bathroom vanity

300x600mm Splash Back
4 Colour Selection



40mm Waterfall Island

6 Colour Selections available in Builder range



One builder range stone selection for Kitchen ,pantry,vanity and laundry



DUCTED AIR CON WITH MY AIR PAD 6 ZONE



SQUARE SET HOUSE THROUGH OUT

FIVE FANS INCLUDED



HYBRID VINYL 6.5MM IN LIVING AND MEDIA AND CARPETS IN ROOMS

BLACK HUDSON PENDANT



35 DOWNLIGHT full House





one Fan in Each Bedroom
and one in Living

Carpet in Bedrooms , Colour options available



**NOTE : Optional
Outdoor Kitchen
Available to
upgrade \$7000**



Master Bedroom Vanity and Mirror



Vanity Mirror

Glass Shower Screen

Vanity in Common Bathroom

**HAIER - 90cm 500 Series integrated Insert
Wall Rangehood**

**HAIER 90cm 500
Series Gas on
Glass Cooktop**

Glass sliding doors in linen

**HAIER 300 Series
Freestanding
Dishwasher
Hygiene**

**HAIER - HWO90S11EB3 -
Black 90cm 300 Series
Built In Oven, 11
Function**



Fienza Tiva 785 Double Kitchen Sink



Fienza Kaya Pull Out Kitchen Sink Mixer Matte Black



Reba Luxe Above Counter Basin With Overflow Gloss White



Universal Pop-Up Matte Black



Fienza Tiva 45L Laundry Sink



Fienza KAYA Laundry Sink Mixer Matte Black



Fienza Kaya Tall Basin Mixer Matte Black



Feanza Tornado Back to Wall Toilet Suite



White Goods



Kaya Twin Shower, Matte Black
MASTER ENSUITE



Kaya Rail Shower, Matte Black
MAIN BATHROOMS



Austin Freestanding Bath
With Integrated Overflow



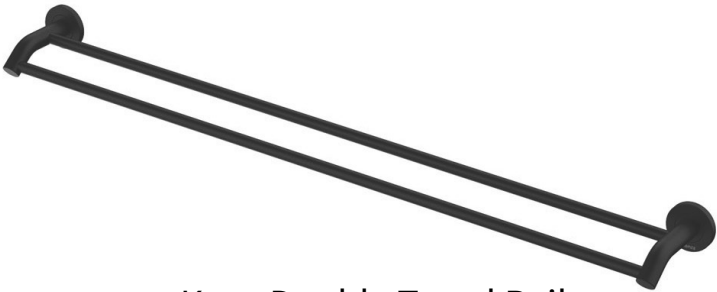
Kaya Toilet Roll Holder



Kaya Wall Mixer



Kaya Up Wall Basin/Bath Mixer Set



Kaya Double Towel Rail

White Goods



Salt & Pepper Driveway



OPAL BLACKOUT BLINDS



PARCEL LETTERBOX



MILKCAN 13 Line Folding Wall Mount Clothesline

Complete Home Package



AAC panels OR NRG cladding with Acrylic Render

Axon or Similar Cladding
as per Plan

Two Outside wall light included

Garage Door

Entry Door

Tiles in Porch

Salt & Pepper Driveway

OPTION OF 4 FACADE AVAILABLE





THE GRACE = \$15,000