

SPECIAL OFFER

Best Value for Money

QBCC LIC: 1538264

JASMINE 150

Min Block 10.5m

3	2	1	2
BEDROOMS	BATHROOMS	LIVING AREAS	GARAGE



DAISY 210

Min Block 12.5m

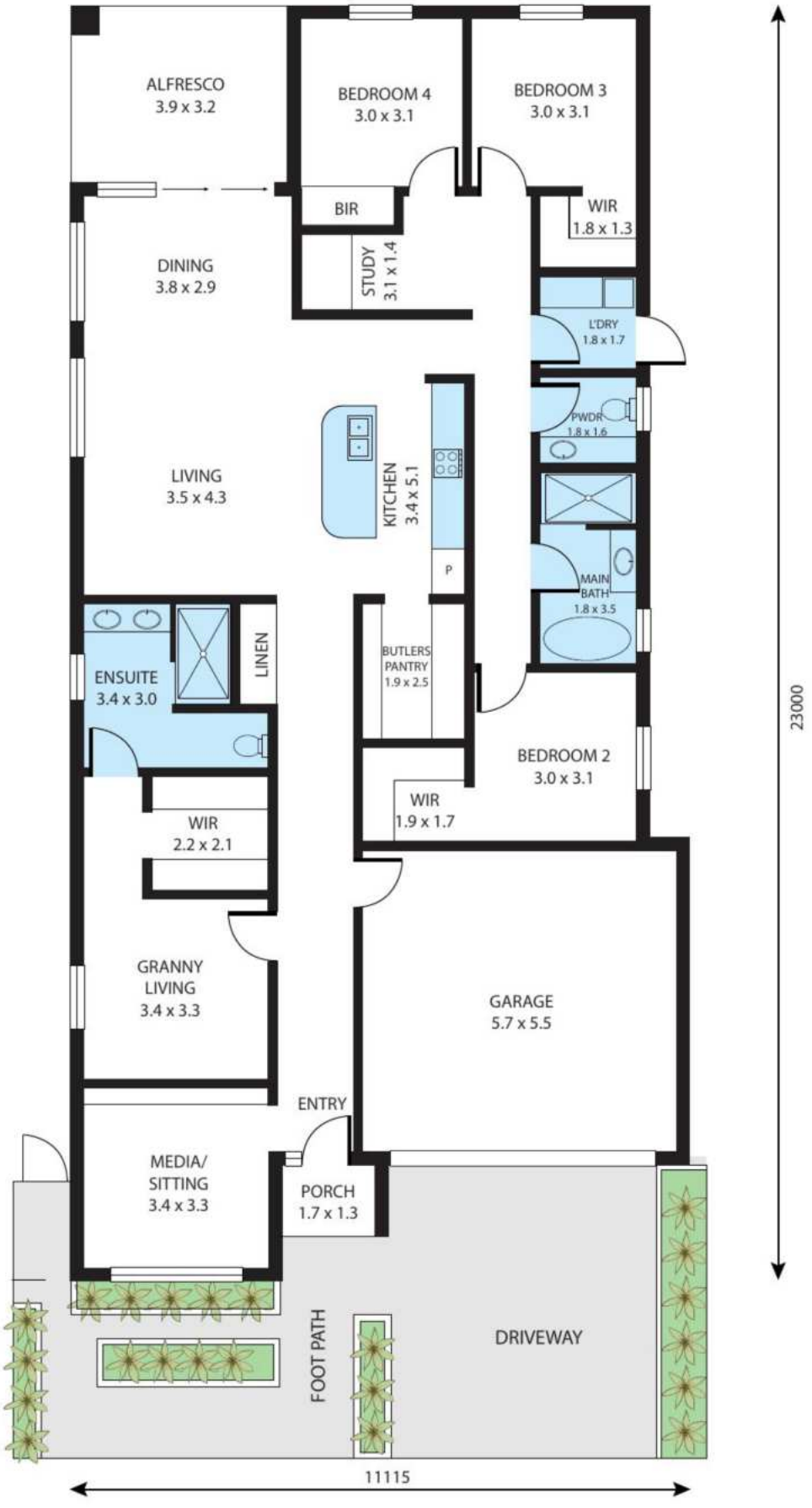
4	2	2	2
BEDROOMS	BATHROOMS	LIVING AREAS	GARAGE



LILY 232

Min Block 12.5m

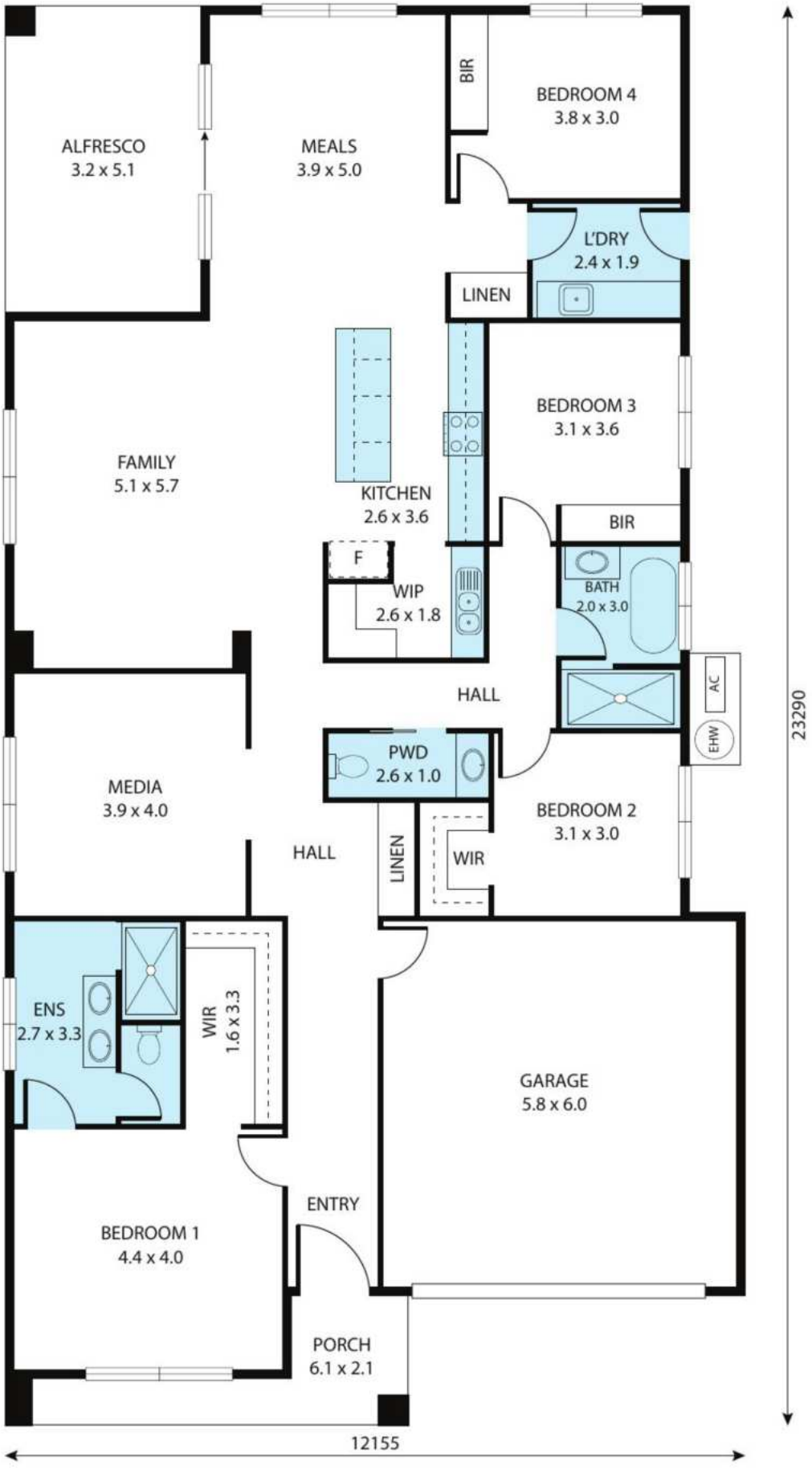
4	2.5	2	2
BEDROOMS	BATHROOMS	LIVING AREAS	GARAGE



MARIGOLD 250

Min Block 12.5m

4	2.5	2	2
BEDROOMS	BATHROOMS	LIVING AREAS	GARAGE



DUAL POPPY 250

Min Block 12.5m

CO-LIVING & DUAL LIVING DESIGN

4	3	2	2
BEDROOMS	BATHROOMS	LIVING AREAS	GARAGE

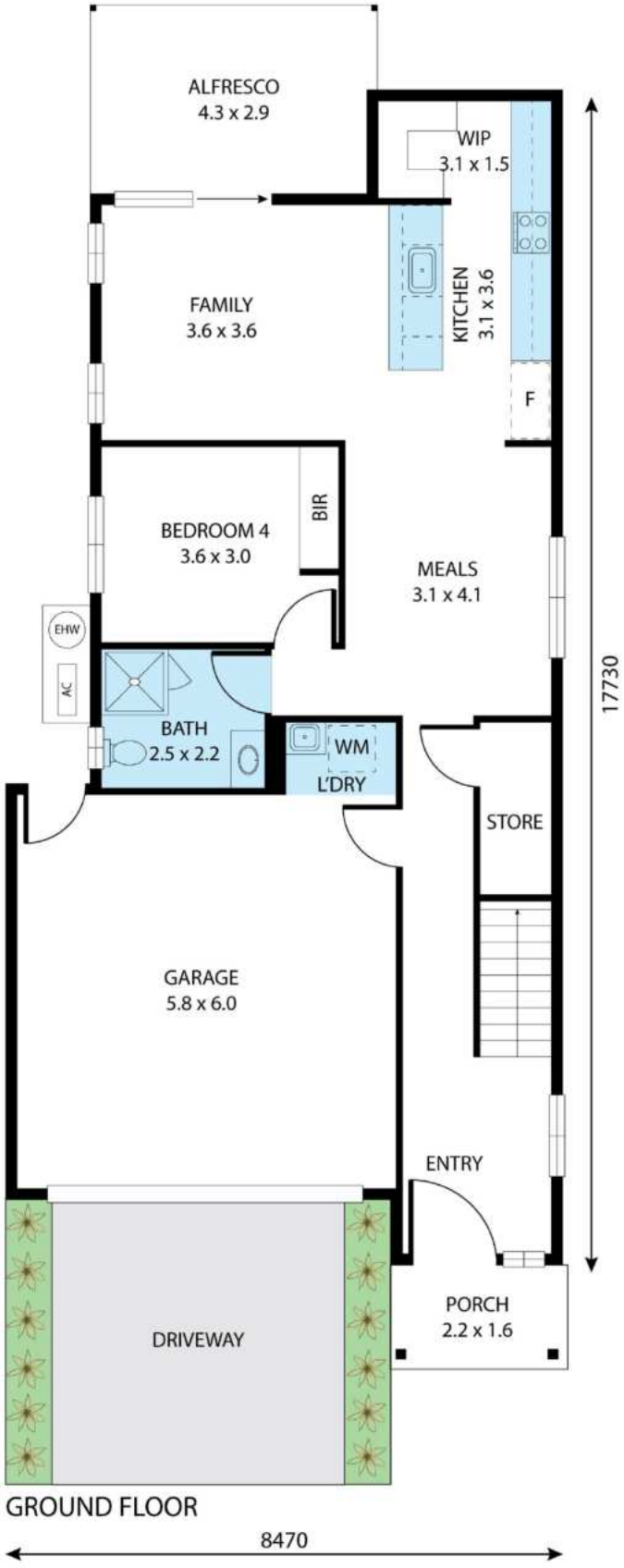


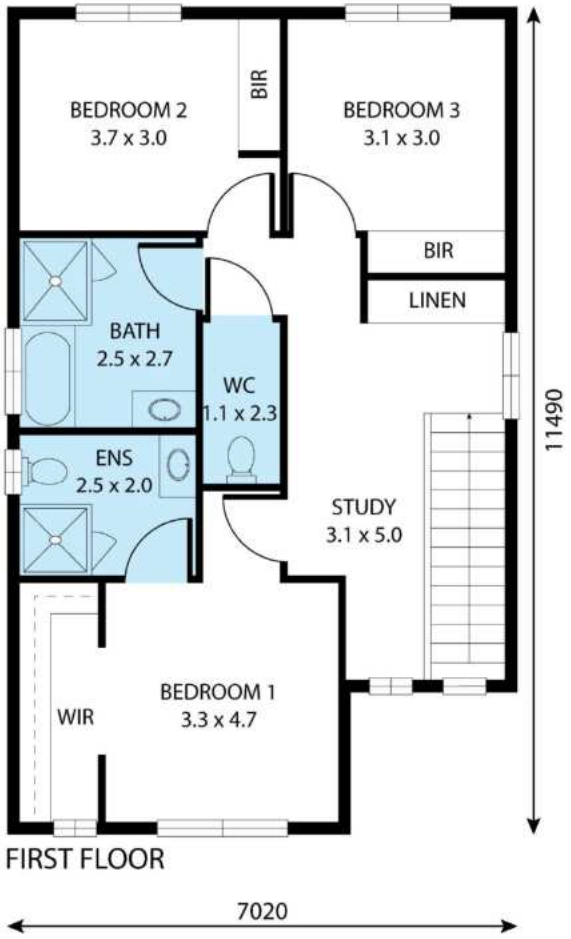
SNOW DROP 215

DOUBLE STOREY

Min Block 10.5

4	3	2	2
BEDROOMS	BATHROOMS	LIVING AREAS	GARAGE





VIKRAM HOMES

FOR LUXURY PARADISE

GOLD

INCLUSION PACKAGE



VIKRAM HOMES

FOR LUXURY PARADISE

Fast-Forward to Your Dream Home

We are excited to introduce Fast Track by Vikram Homes, a service designed to help you move into your dream home faster than you thought possible. If you qualify, our dedicated building team will be ready to start construction on your block of land within just 8 weeks* of your initial deposit. We'll then complete your home in approximately 30 weeks*, ensuring you get the best build quality at an affordable price.

STEEL FRAME GURANTEE

FIXED PRICE GURANTEE

QUALITY BUILD GURANTEE

GOLD

INCLUSION PACKAGE

The Gold package main Features :

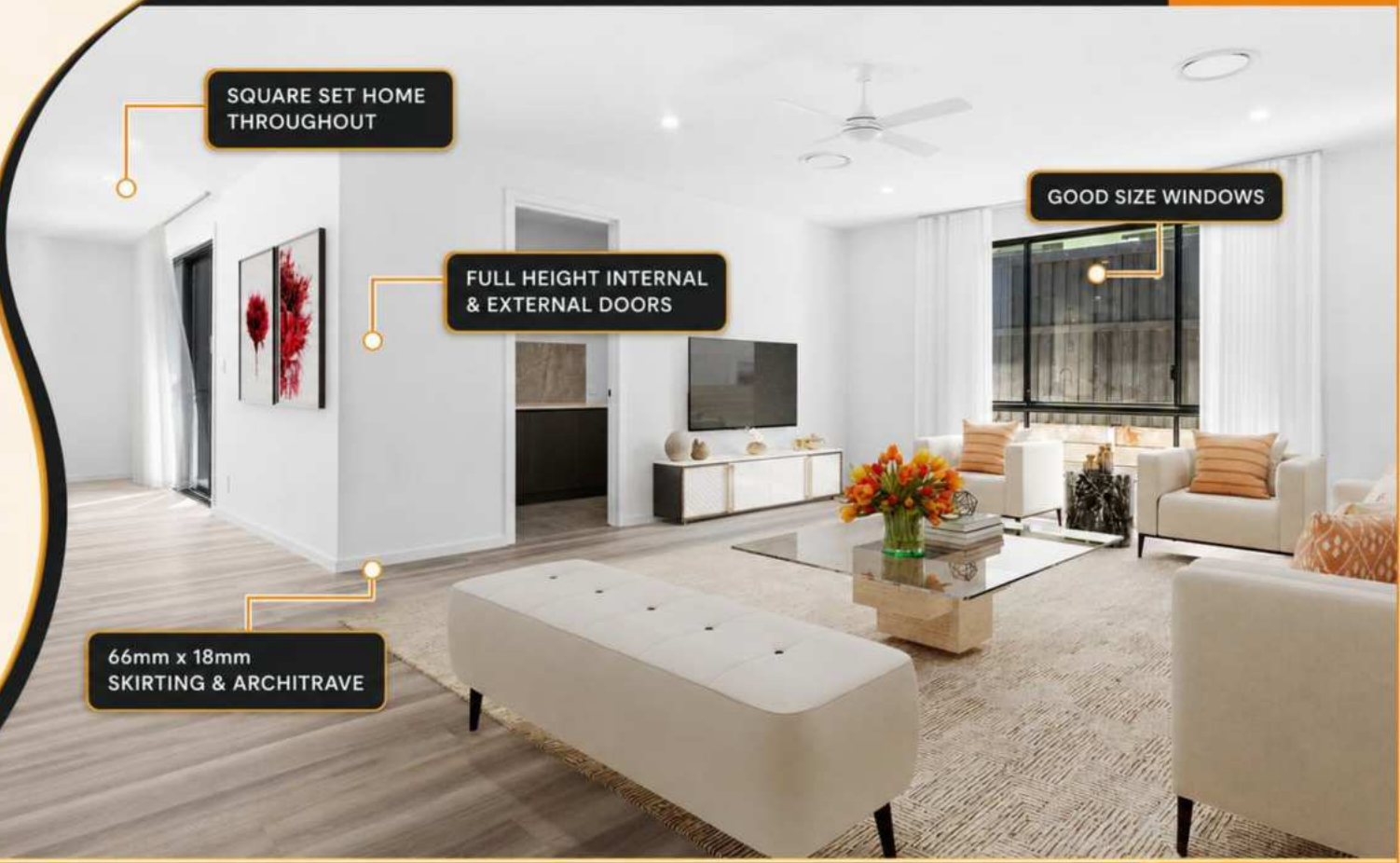
- 2.7M Ceiling Height
- Full height Doors
- Full height tiles in bath rooms
- Ducted air condi tioning
- Square set finishes
- Full house render
- Driveway
- Blinds



vikramhomes.com.au | builder@vikramhomes.com.au | 0435 005 013

Premium Interior Features

Crafted with precision and premium finishes, every detail is designed to elevate your everyday living.



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Premium Bathroom Features



600MM X 600MM PORCELAIN RANGE Tiles For Bathrooms

NOTE: One Tile selection for whole House

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VIKRAM HOMES

FOR LUXURY PARADISE

GOLD

INCLUSION PACKAGE

Premium Inclusions.
Exceptional Value.

- PREMIUM INCLUSIONS
- QUALITY ASSURANCE
- TIMELESS DESIGN
- BUILT FOR AUSTRALIAN LIVING



LUXURY BY DESIGN. | QUALITY BY VIKRAM HOMES.

INTERNAL FIXING



PHD5VG
With Aluminum Sill





INTERNAL DOOR



Smart Lock Entry - Black



All Skirting & Architrave
66x18mm FJ DAR



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



EMRO Round
Magnetic stop

FOR LUXURY PARADISE

1. PRELIMINARIES, CERTIFICATIONS & SITE WORKS

- **Fixed Price Contract:** Guaranteed fixed price contract with zero surprise costs, valid for 30 days from proposal.
- **Warranties Included:** 12-month warranty against Category 1 & 2 defects along with a full 6.5-year QBCC Warranty Insurance.
- **Approvals & Applications:** Preparation and lodgement of Building Application & Construction Certificate, full architectural drafts, engineering plans, EER report, and all water authority application fees.
- **Site Logistics & Surveys:** Site survey by a registered surveyor (Contour Plan), bulk earthworks/pad cut, excess soil removal, and regular scheduled site rubbish cleanup.
- **Safety Frameworks:** WHS-compliant temporary fencing, scaffolding, roof edge safety rails, and temporary site security cameras. (Note: Traffic control for busy/difficult roads is excluded).
- **Handover Clean:** Full commercial-grade final cleaning prior to keys handover.

2. FOUNDATION & STRUCTURAL FRAMEWORK

- **70mm Bluescope Steel Framing:** Premium TRUECORE® steel frames and trusses engineered by Bluescope, offering an exceptional 50-year structural warranty. Includes full installation and Form 12 engineering inspection.
- **H1 Class Slab System:** Engineered concrete slab on ground incorporating integrated under-roof patio and alfresco areas. Form 12 certified. (Piers to be determined by engineer after mandatory soil tests).
- **Termite Barrier System:** Two-stage chemical termite protection featuring Part A (slab penetrations) and Part B (slab perimeter) treatments with compliance certifications.
- **Thermal Comfort System:** High-performance R4.1 Insulation Batts to all internal ceilings along with heavy-duty reflective external wall/roof sarking.

3. EXTERNAL FINISHES

- **Architectural Rendering:** Premium Acrylic Render system applied throughout the entire house facade.
- **AAC Hebel Wall Panels:** Structural AAC (Autoclaved Aerated Concrete) panels professionally supplied, installed, and fully painted.
- **Colorbond® Systems:** Genuine Colorbond® steel roofing, fascia, and gutters paired with a premium Colorbond® sectional overhead garage door.
- **Windows & Screen Protection:** Powder-coated aluminum window and sliding door frames from the builder's standard range, fitted with Finger Jointed Primed Pine Reveals and durable fiberglass flyscreens on all openable sections.
- **External Concrete & Features:** 50sqm concrete driveway package included, plus 2x external garden taps.

4. INTERNAL FINISHES & SPACES

- **2.7M Ceiling Height:** Upgraded grand 2.7m soaring high ceilings to add immediate architectural scale.
- **Grand Entry Door:** Impressive 1200mm wide and 2340mm full-height timber Entrance Door fitted with an Orion Digital Smart entry lock system.
- **Full-Height Openings:** 2340mm high external doors matching 2040mm internal doors, all fitted with Gainsborough black lever handles and privacy locks to all bedrooms.
- **Plaster Profiles:** Sleek, ultra-modern Square Set cornices throughout all main living areas, with standard cornices inside bedrooms.
- **Robes & Storage:** Space-saving white vinyl sliding wardrobe doors. The Master suite features custom white carcass built-in robes configured with chrome hanging rails and an integrated 2-PIGN drawer unit. All other bedrooms feature chrome hanging rails.
- **3-Coat Paint System:** Premium 3-coat washable paint system using Builder's White for ceilings, paired with one choice of color for all internal walls, architraves, and skirtings (66mm x 18mm thick profile).

5. GOURMET KITCHEN & BUTLER'S PANTRY

- **Smartstone Engineered Stone:** Premium 20mm Smartstone stone benchtops throughout all kitchen workspaces and the central kitchen island bench.
- **Luxury Cabinetry:** Premium sleek finger-pull joinery featuring integrated soft-close mechanisms applied to 4x cutlery drawers and 1x dedicated set of deep pot drawers. Full overhead cabinetry included.
- **Haier Appliance Suite:** Upgraded 90cm 5-burner gas/induction cooktop, 90cm premium built-in oven, integrated 90cm undermount ducted rangehood, and a matching 60cm stainless steel dishwasher.
- **Fittings & Storage:** Undermount double-bowl kitchen sink paired with a high-clearance gooseneck mixer tap. Walk-in pantry layout completed with white melamine shelving.
- **Smart Provisioning:** Dedicated refrigerator space including pre-plumbed water feed line and matching overhead cabinet joinery.

6. OPULENT BATHROOMS, ENSUITE & LAUNDRY

Floor-to-Ceiling Tiles: Luxury 600mm x 600mm porcelain tiles installed floor-to-ceiling across all bathrooms and ensuite walls. Powder room includes 600x600mm floor tiles.

Vanities & Stone Details: Modern floating or grounded vanities finished with 20mm engineered Smartstone benchtops and matched with full-width mirrors.

Premium Enclosures: Semi-frameless safety glass shower screens matching a stunning standalone freestanding deep bathtub.

Designer Hardware: Premium black or chrome double towel rails, toilet roll holders, dual-flush ceramic toilet suites with soft-close seats, and high-performance mixers.

Laundry Utility Station: Integrated laundry workspace featuring a 20mm Smartstone benchtop, inset stainless steel laundry trough, premium mixer tap, and matching overhead cabinetry. Full multi-stage waterproofing applied to all wet areas.

7. ELECTRICAL, CLIMATE CONTROL & SMART SYSTEMS

Fujitsu Ducted Air Conditioning: Premium 10kW ducted reverse cycle inverter system tailored to home.

Comprehensive Lighting: 25x designer energy-efficient LED downlights (covering living, dining, hallways, porch, laundry, WIR, WIP, and bedrooms), 1x extra LED exterior downlight outside the laundry door, and an internal 1200mm LED batten light inside the garage.

Power Infrastructure: 20x Clipsal double power points throughout interior walls, 1x weather-resistant Clipsal koonic GPO in the Alfresco area, island bench power outlets, and 2-way switching comfort configurations. Full 3-phase mains electrical power (up to 10m connection).

Smart Utilities & Media: Fully recessed NBN enclosure data box inside the garage (with switchboard & NBN lead-in conduit), 1x high-speed data point, outdoor TV antenna wired out to 2x distinct interior TV points, and a high-performance 3-in-1 Tastic unit (Heat/Fan/Light) in each bathroom. Includes council-certified Clipsal smoke alarms.

8. MAIN FLOORING & OUTDOOR LIVING

Porcelain Living Tiling: High-grade 600mm x 600mm porcelain tiles laid seamlessly across all main internal living areas, wet rooms, the front entry porch, and the outdoor alfresco under-roof patio floor.

Bedroom Comfort: Deluxe premium residential carpets featuring heavy-duty underlay padding to all bedroom areas.



The Acron

Included

Let's Build
Your Luxury Home

VIKRAM HOMES
FOR LUXURY PARADISE

www.vikramhomes.com.au

builder@vikramhomes.com.au

QBCC LIC : 15382643

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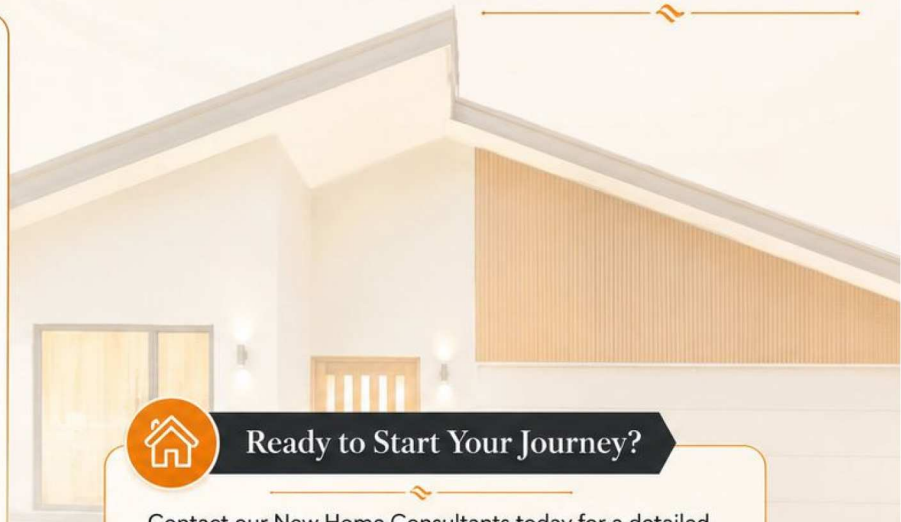
Please Note:

1. All prices are effective from the date shown above and are subject to change without notice.
2. Prices are based on construction within the Logan Region. A location surcharge of $7,000 + GST will apply to sites outside this area.
3. The price does not include the cost of land.
4. Final pricing is subject to a formal soil test, contour survey, and final engineering design.
5. Images and façades are for illustrative purposes and may depict features not included in the base price, such as landscaping, fencing, and decorative lighting.
6. Additional piers required beyond the standard 5 will be charged as a variation.
7. No allowance has been made for rock excavation. Should rock be encountered, costs for removal will be charged as a variation.



Ready to Start Your Journey?

Contact our New Home Consultants today for a detailed quote and to discuss your dream home.

Phone: 0435 005 013

Email: builder@vikramhomes.com.au

Visit Us: Yarrabilba Office

Website: www.vikramhomes.com.au

VIKRAM HOMES

☐ Secure your hassle-free build today with our Pre-Selected Inclusion Package featuring fixed floor plans and facades. contact us now for more information!