

Two-Storey Premium Specification

Exterior

- Minimum 100mm Engineer designed Ground Floor slab and footings
- Acrylic texture render to front elevation, colour selection(s) from **Dulux®**
- **Midland Brick** Manor range, two (2) course face clay brickwork with cream rolled mortar joints to sides and rear, and **James Hardie** Cladding
- **Colorbond®** steel slotted gutters, fascia, and downpipes
- **Vantage™** Residential Series powder coated aluminium window and sliding door frames, with lockable sliding windows for breeze path
- Fly screens to aluminium window and sliding door frames
- R4 ceiling insulation to house, including Garage
- Cement fibre external ceilings and eaves, with plasterboard ceiling to Alfresco, all painted in **Solver** Trade Ceiling White
- Double Garage with fibre cement ceiling and smooth, grey grano hardstand
- Remote sectional door to Garage, with two (2) remote controls
- **Midland Brick** Classic Pavestone or Classic Masterpave range to the Porch and Alfresco, with 30m² brick paving allowance to the Crossover, Driveway, and connecting Path to Entry
- Floor tile PC allowance of \$44.00 per m² to Balcony, if applicable
- Aluminium balustrading, available in three profiles and a range of colours
- Entry door from **M&B Sales** Designer range with paint grade timber frame and weather draft seal
- **Gainsborough** Trilock Double Cylinder Set to Entry door
- **JDS** Deluxe metal door frame & Corinthian Solidcore flush panel door to Garage Shopper
- **Gainsborough** TradePro Entrance Lever Set and **Gainsborough** Choice Double Cylinder Deadbolt to Garage Shopper
- One (1) light point outside each external door
- RCD safety switch to meter box
- Two (2) garden taps
- One (1) 26ℓ gas instantaneous hot water unit
- 90mm PVC pipe below Driveway for future reticulation
- 7 metre water allowance from meter
- 10 metre sewer allowance from last point to connection point

Interior

- 31 course ceilings to Kitchen, Meals, and Living, 31 course ceiling to Alfresco, and 28 course ceilings to remainder of house including the Garage
- Raised 28 course high sliding doors and windows to areas with 31 course ceilings
- Clay maxi internal bricks with hard wall render Metals beads to trafficable corners
- **Gyprock** CSR 75mm Cove cornice throughout
- Ceilings painted in **Solver** Trade Ceiling White
- Two (2) hard wired smoke detectors
- **Clipsal** Iconic light and GPO switch plates
- One (1) LED light point to each room
- NBN Provisions, including one (1) telephone point, one (1) television point, and one (1) data point
- One (1) double GPO to each Living area, and Bedroom
- One (1) double GPO with USB port
- 20mm Zenith Surfaces by Stone Ambassador benchtops in one colour only throughout
- Soft closing doors and drawers to cabinets, with ABS edging, including to exposed edges
- Wide selection of **Artia** cabinet handles
- Hollowcore flush panel doors with **JDS** Deluxe metal door frames
- **Wattyl** paint to internal doors and frames, available in a range of colours

- **Gainsborough** Choice Lever Set to internal doors, with privacy levers to Ensuite, Bathroom, and WC
- Aluminium balustrading, available in three profiles and a range of colours
- Walk in robe to main Bedroom and vinyl panel sliders to minor Bedroom robes, each with one white melamine shelf and one chrome rail
- Wall and floor tile PC allowance of \$44.00 per m²
- Mitred external corners to tiles throughout
- Square chrome floor wastes throughout

Contractual inclusions

- 25 year Structural Warranty
- 6 month Defect Liability Period
- HIA fixed price Building Contract
- Home Owner's Indemnity Insurance
- Site contour survey with repeg or set out as required
- Engineer's site assessment
- Termite treatment to Australian Standard 3660.1
- Energy rating compliant (1)
- Water Corporation fees

Kitchen

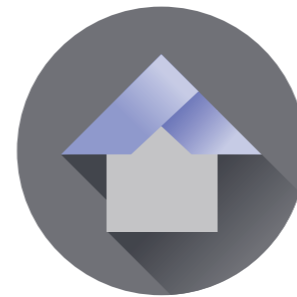
- **Omega** 90cm canopy range hood (ORC93XA), flumed externally
- **Omega** 90cm stainless steel gas cooktop (OCC905WX)
- **Omega** 90cm 10-function electric oven with air fry (OBO9010AM)
- **Seima** Acero 754 stainless steel double bowl undermount sink
- Choice of **Alder** Soho, Flex, or Samm sink mixer in a range of colours
- 610mm wide dishwasher recess including cold water tap and single GPO
- 600mm wide microwave recess with single GPO
- Bank of four (4) drawers with cutlery insert to top drawer
- Tiling behind hotplate to underside of range hood, with 200mm high tiling above remainder of benchtop

Ensuite, Bathroom and WC

- **Seima** Kyra 400 white inset basin to Ensuite and Bathroom
- **Alder** Excite Rail Shower HS375 to Ensuite and Bathroom in a range of colours
- Choice of **Alder** Soho, Flex, or Samm basin and shower mixers in a range of colours
- **Seima** Syros 103 white inset bath to Bathroom
- Choice of **Alder** Soho, Flex, or Samm bath mixer and 170mm spout to bath in a range of colours
- **Seima** Nova III Clean Flush, Nanoglaze, Soft Close, Wall Faced Toilet Suite to Ensuite and WC
- **Alder** Wish 600mm double towel rail to Ensuite and Bathroom in a range of colours
- **Alder** Wish toilet roll holder to Ensuite and WC in a range of colours
- Semi-frameless glass panel and pivot door to showers
- 2000mm high wall tiling and tiled hobs to showers, with 200mm high tiling above benchtops
- Framed or fully frameless mirror to full width of vanity to Ensuite and Bathroom
- Flumed exhaust fans with draft stoppers throughout
- Obscure glazed windows

Laundry

- 900mm wide cabinet with **Seima** Acero 007 45ℓ abovement sink
- Choice of **Alder** Soho, Flex, or Samm sink mixer in a range of colours
- **Alder** Star MkII chrome washing machine taps
- 400mm high tiling above benchtop



my homes wa

WE TURN A HOUSE INTO A HOME



9440 9202

myhomeswa.com.au

MARBELLA

- ✓ Beautiful Front Elevation With Feature Tiling
- ✓ 4 Massive Bedrooms
- ✓ Open Plan Living
- ✓ Large Modern Kitchen
- ✓ Separate Scullery
- ✓ 900mm Stainless Steel Appliances
- ✓ Stone Benchtops throughout
- ✓ Resort Style Ensuite and Walk in robe
- ✓ Powder room
- ✓ Hollywood Theatre Room
- ✓ Study and lounge areas upstairs
- ✓ High Ceilings
- ✓ Stylish Alder tapware throughout
- ✓ Quality fixtures throughout

MARBELLA

-  4
-  2
-  2

