

Essentials Range Inclusions

Services Provided In Essentials Range

- Working Drawings
- Detailed Contour Plan
- BASIX Certificate to State Government Requirements
- A Standard Landscape plan (for DA Approval)
- Standard Certifier/Council application fees
- Standard statutory water authority approval fee
- Long Service Levy Fee
- Home Owners Warranty Insurance
- Standard 'M' Class reinforced waffle pod slab to engineering details (subject to bore hole report)
- Piering allowance of 50 lineal meters
- Grading and levelling of site as per plans, based on a flat block with up to 500mm of fall
- Peg out survey and formwork check
- Storm Water drains connected to legal discharge point
- Sewer Drain Connected to legal discharge point
- Water Connection including water tapping (10m allowance for water services lead in)
- Natural gas connection
- Electrical metering to street mains (10m allowance)
- Temporary construction fence and onsite chemical toilet
- Sediment control barriers (as required by council)
- Provide all weather access (as required by council)
- 2450mm ceiling height to ground level and 2450mm to first floor
- Cut out switch to power board
- 50 year structural warranty for Steel Frames
- 90 Day maintenance period from the day of handover
- Roof rail and scaffolding if required
- No allowance for drop edge beams

External Finishes In Essentials Range

- Austral Bricks Face Finish (to be selected from the Austral Bricks Everyday Life Range)
- Cladding (if required on façade)
- Colourbond roof with insulation blanket
- Termite protection to the perimeters of slab and pipe penetration collars
- Steel frames and trusses
- 450mm wide eaves to perimeter of house
- Colourbond Facia/Gutter
- Colourbond garage panel lift door two remote garage door controls
- Powder coated aluminium windows and sliding doors with keyed alike locks
- Coloured Concrete driveway (allowance of 45m²)
- 2 external taps
- Plumbing to house and wet areas
- Provide 4 Gas Points (living area, cooktop, gas hot water system and alfresco for BBQ)
- Instantaneous Hot Water System
- Rainwater tank and pump as per BASIX

Internal Finishes In Essentials Range

- 820mm feature door (from selected Corinthian ranges)
- Internal Doors from Motive Corinthian Range
- Gainsborough lever door furniture from selected ranges
- 66mm x 18mm ½ splay architraves/skirting throughout
- 3 melamine shelves to linen cupboards with aluminium framed sliding mirrored doors to cupboards if fits. (if not internal door from Corinthian Motive range)
- 2 TV Points, 2 phone points, 1 internet point and 1 NBN provision
- Smoke detectors will be installed as per Australian standards
- Gyprock lining to internal walls with 90mm cove cornice
- 20 double power point and 2 weatherproof power point allowance
- 30 Downlights allowance, oyster lights to bedrooms, 2 fluorescent lights to garage and 2 double swivel spotlights for outside
- 3 Coat Paint system to walls and ceilings (one colour to walls throughout)
- Wardrobes will have 1 melamine shelf and a hanging rail
- Entry porch to be tiled
- Laminate timber floors to hallway, kitchen and main living area (from our standard Carpet Call ranges)
- Carpet to all bedrooms and 1st floor for double storey designs (from our standard Carpet Call ranges)
- Carpet to stairs and paint to handrails
- Insulation to house
- Ducted air conditioner will be installed to suit the size of the house

Kitchen Finishes In Essential Range

- Laminate Kitchen cabinets and draws (1 colour only)
- Smart Stone 20mm benchtops (1 colour to be chosen from the standard range)
- Tiled Kitchen splashback
- Stainless steel undermounted kitchen sink with chrome kitchen tap
- Westinghouse Stainless Steel 600mm Built In Electric Oven and Gas Cooktop
- Westinghouse Stainless Steel 600mm Canopy Rangehood
- 4 Melamine shelves to pantry if in house design

Bathroom and Laundry Finishes In Essentials Range

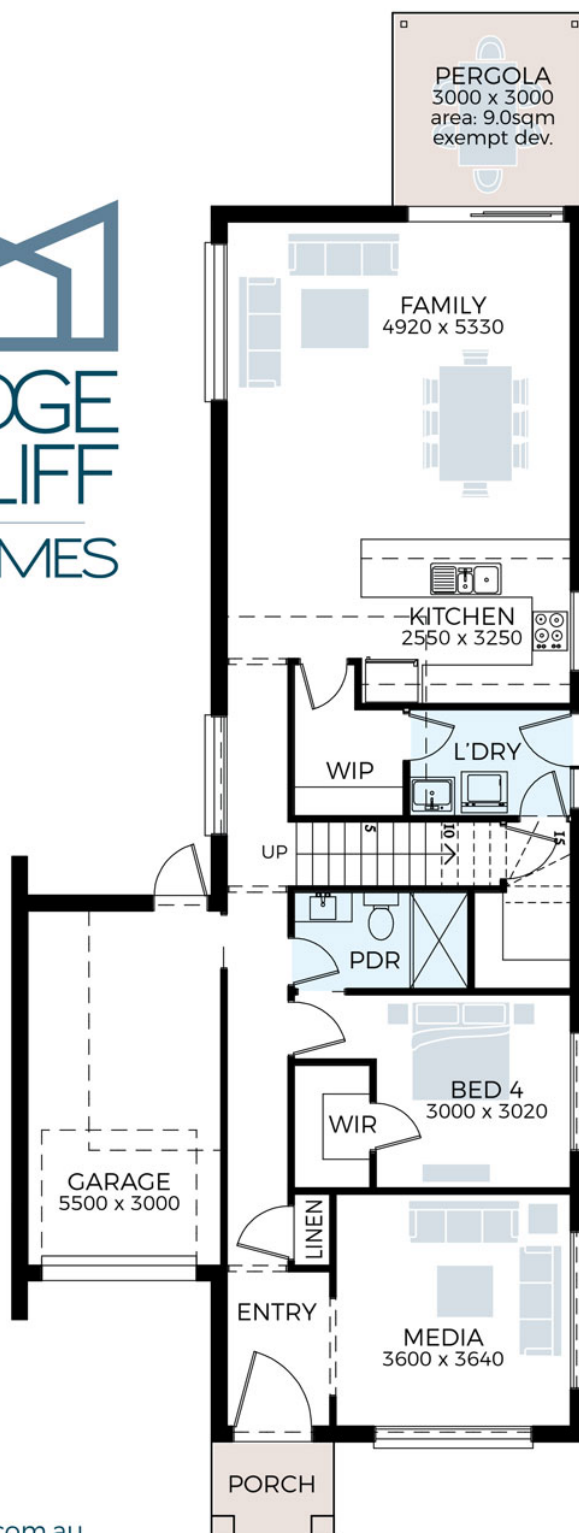
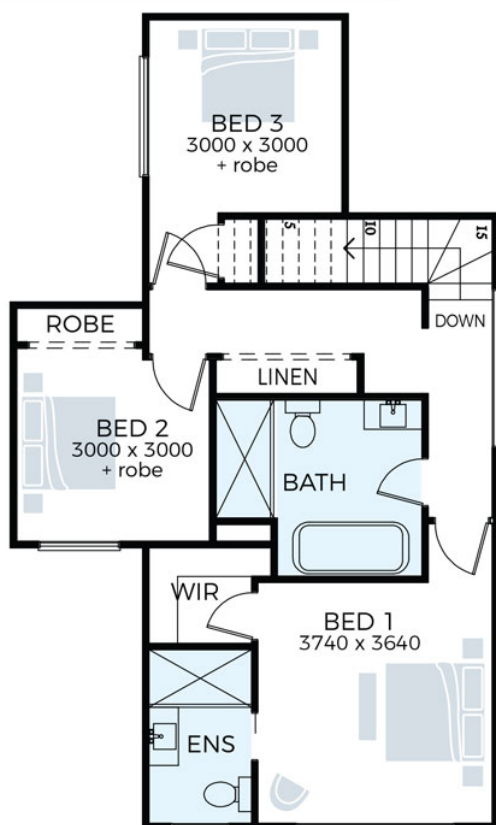
- Ceramic Floor tiles to all wet areas
- Bathroom/Ensuite's tiling to be done to floor, skirting and 2.1m to shower area
- Powder Room tiling to be done to floor and skirting (one row of tiles)
- Laundry tiling to be done to floor, skirting and splashback above laundry tub (one row of tiles)
- Polyurethane Gloss vanity from our standard range
- Waterproofing to all wet areas as per BASIX
- Semi frameless shower screens to bathroom/ensuites
- Chrome tap ware throughout from standard range
- Back to wall toilet suite with soft close seat
- 45 litre laundry tub
- 1 exhaust fan, heater and light combination to be installed to the main bathroom and Ensuite
- Exhaust fan installed to powder room if needed
- Frameless mirror with polished edge to suit the size of the vanity installed
- Freestanding bath installed according to the plans

THE ABBY

MK1



Total Area: 203.07m
 Lower Living Area: 110.40m
 Upper Living Area: 70.24m
 Garage: 19.58m
 Porch: 2.85m
 Overall Width Ground Floor: 8.90m
 Overall Length Ground Floor: 23.65m
 Overall Width First Floor: 7.56m
 Overall Length Ground Floor: 12.64m
 21.85sq
 This designs fits on a
 10m Wide Block



EDGECLIFF HOMES PTY LTD

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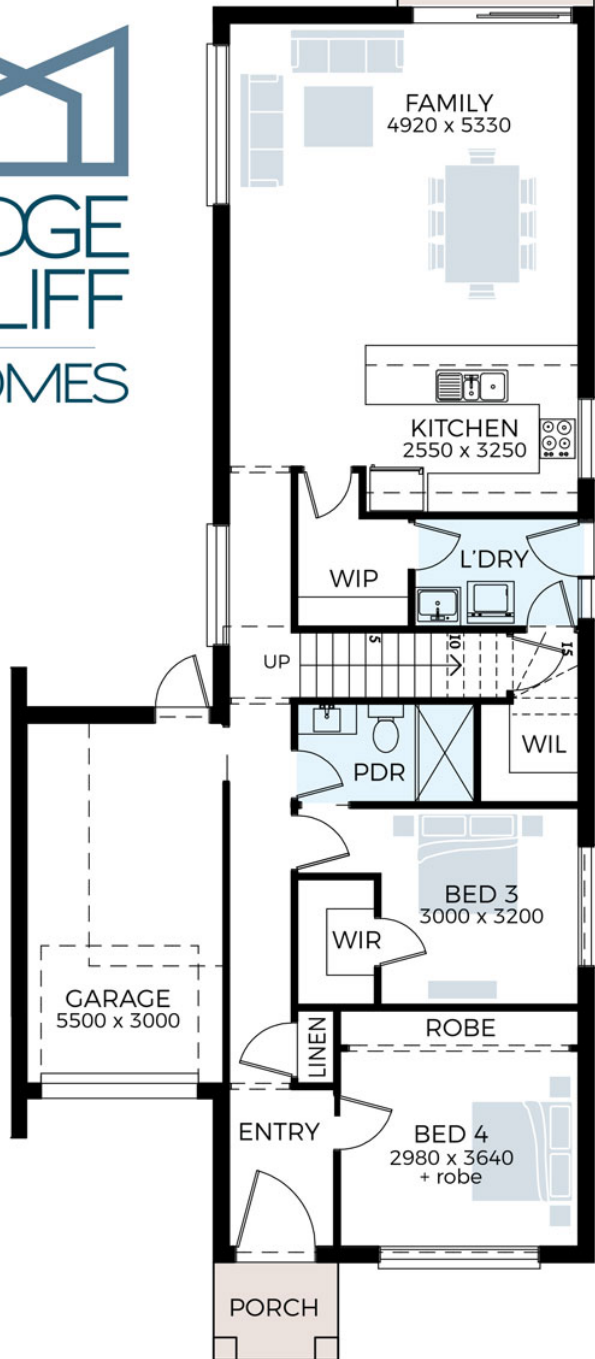
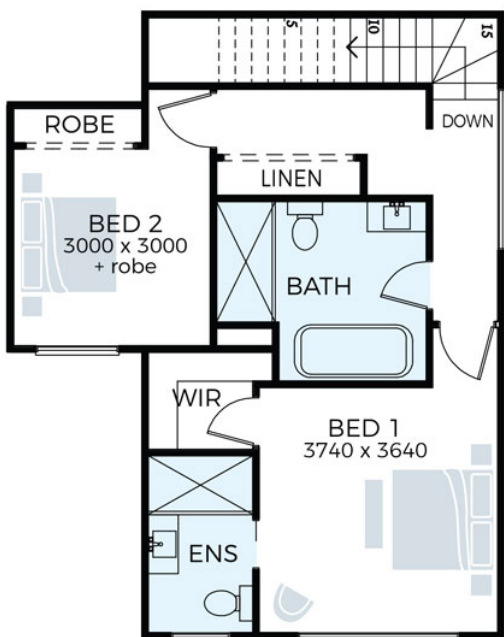
THE ABBY MK3



Total Area: 193.24m
 Lower Living Area: 110.40m
 Upper Living Area: 60.41m
 Garage: 19.58m
 Porch: 2.85m
 Overall Width Ground Floor: 8.90m
 Overall Length Ground Floor: 23.65m
 Overall Width First Floor: 7.56m
 Overall Length Ground Floor: 9.55m
 20.80sq
 This design fits on a
 10m Wide Block



PERGOLA
 3000 x 3000
 area: 9.0sqm
 exempt dev.



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The Willow

MK2



Total Area: 160.54m

Living Area: 139.01m

Garage: 18.68m

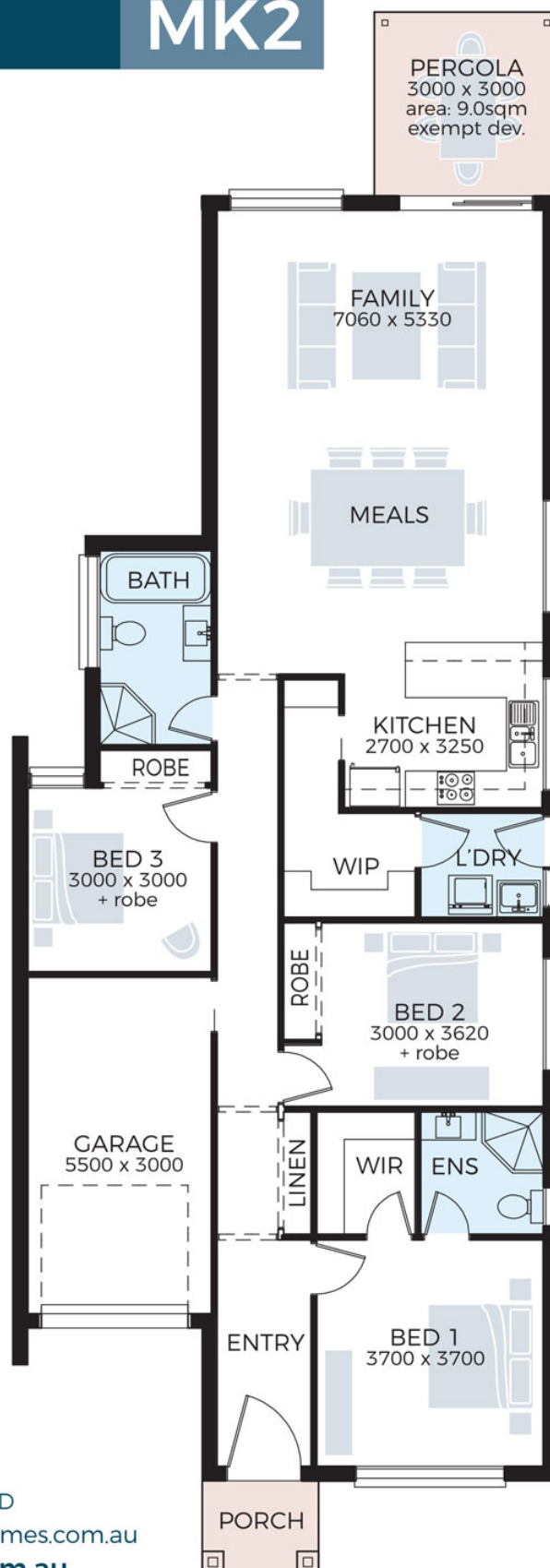
Porch: 2.85m

Overall Width: 8.90m

Overall Length: 25.5m

17.28sq

This designs fits on a
10m Wide Block



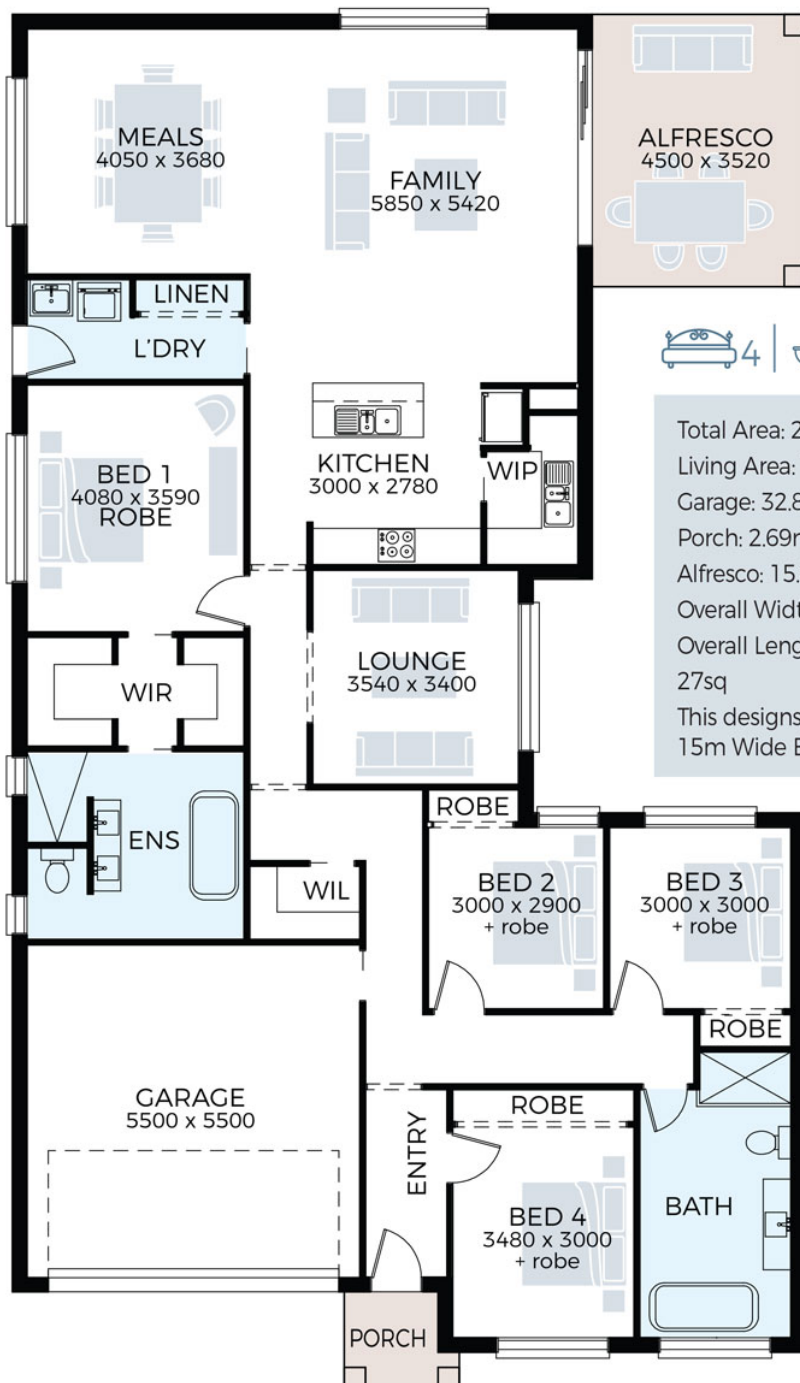
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THE SHELBY



Total Area: 250.80m
 Living Area: 199.39m
 Garage: 32.89mm
 Porch: 2.69m
 Alfresco: 15.83m
 Overall Width: 13.10m
 Overall Length: 22.7m
 27sq
 This designs fits on a
 15m Wide Block



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