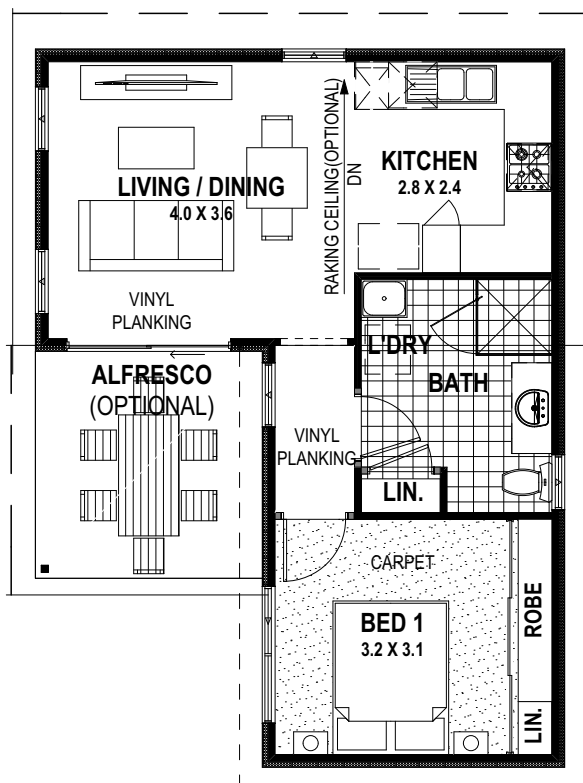


dream it. live it. love it.

the lancaster



The contemporary elevation of The Lancaster gives a light, airy and ultra-modern aspect to the home. Include the raked ceiling option to the open plan living area and create a spaciousness to the already generous home proportions. The bedroom is carpeted with built in robes and additional linen storage.

THE LANCASTER

Specifications at a glance

x1 x1

Total 50sqm

Overall House Dimensions
9.5m long x 6.8m wide

Also includes:

- Living ■ Kitchen
- Laundry
- Optional Alfresco
- Optional Raked Ceilings

specifications the lancaster



Structural

- Truecore® 90mm steel wall frames and roof trusses
- Engineered and reinforced concrete floors
- Chemical termite spray

External of Home

- Custom Orb Colorbond® Wall cladding
- Custom Orb Colorbond® Roof cladding
- Colorbond® fascia, barge, gutters and downpipes
- Corinthian PMAD 104 Entry Door with translucent glass
- Delf Linear Secure entry set to front door
- Corinthian No.7 laundry door with clear glazing (if shown on plan)
- Delf quality Entry Lock set including deadlock to laundry door if applicable
- 4.0 ceiling insulation
- R2.0 High Density insulation batts to all external walls
- Quality Jason aluminium windows and sliding doors including the Breeze Lock system, keyed locks and flyscreens
- Rinnai energy efficient instantaneous gas hot water system with recessed wall box
- Waterproof bunker lights to all external doors
- One external tap
- One external waterproof double power point

Internal of Home

- 2425mm high plasterboard ceilings with 75mm cove cornice
- Plasterboard internal walls with flush reveals and skirting boards
- Full painting of all internal & external walls, ceilings, cornices, mouldings, architraves & doors
- Delf quality internal chrome lever handles throughout
- Walk in robe or built in robe with vinyl sliding doors, shelf and chrome hanging rail to Bedroom 1 (as shown on plan)
- Built in robe with vinyl sliding doors, shelf and chrome hanging rail to all other bedrooms (as shown on plan)
- Double power points throughout (as shown on plan)
- One telephone point
- Hard wired smoke detectors with battery back up
- One television point
- Full painting of all internal and external walls, ceilings cornice, mouldings, architraves and doors
- Vinyl Planking to Living Areas from Builder's Standard Range
- Carpet to all Bedrooms from Builder's Standard Range
- Slimline Venetians to all Windows and Sliding Doors excluding Wet Areas from Builder's Standard Range

Kitchen

- 600mm Westinghouse stainless steel electric under bench oven
- 600mm Westinghouse stainless steel gas hotplate
- 900mm Westinghouse stainless steel canopy range hood
- Double bowl/single drainer stainless steel sink with WELS® rated contemporary Alder chrome flick mixer
- 400mm height ceramic tiling to kitchen splashback
- Dishwasher recess (includes single power point and cold water provision)
- Laminate doors and drawers with white lined kitchen cupboards, soft close drawers and doors with ABS edging
- One set of four cutlery drawers
- One set of three pot drawers
- Built in pantry (if shown on plan)
- 40mm Polytec laminate benchtops
- Choice of Polytec doors and drawer fronts

Bathroom and Ensuite

- Laminate doors with white lines soft close cupboards and doors with ABS edging
- 40mm Polytec benchtops

- Polytec door fronts
- Framed pivot shower door and screen to Bathroom and Ensuite
- Choice of ceramic wall tiling in shower recess to 2m high
- Choice of ceramic tiling to floors and skirting
- WELS® rated contemporary Alder chrome mixer tapware throughout
- White vitreous china insert basins to Bathroom and Ensuite
- Fully framed mirrors to vanities
- Chrome double towel rails to Bathroom and Ensuite
- White acrylic bath to Bathroom (if shown on plan)
- Privacy locks to Bathroom and WC's
- Exhaust fans to Bathroom, Ensuite and WC's
- WELS® rated white vitreous china back to the wall dual smart flush toilet suites with soft close seat and lid

Laundry

- Laminate cupboard with 42 litre stainless steel trough with WELS® rated contemporary Alder chrome flick mixer
- WELS® rated contemporary Alder chrome automatic washing machine taps
- Walk in or built in linen cupboard (as shown on plan)

Additional Inclusions

- Six month after care service
- Industry best ten year structural guarantee
- Feature and Contour survey
- Site specific soil report
- Local Government planning approval fees
- Energy efficiency assessment and certification
- Bushfire attack level report
- HIA Home Building Contract
- Homeowners warranty insurance
- Individual Engineers Certification
- Single residential Water Corporation approval
- Shire Building approval

Items Priced per Individual Property Requirements

- Earthworks including compaction certificate and concrete footings
- Electrical connections (Greater than 20 metres)
- Plumbing connections (Greater than 20 metres)
- Septic system and or sewer upgrades
- Stormwater systems

Optional Extras

- Feature wall cladding
- Ceiling fans
- Reverse cycle air conditioning
- Porches, Carports, Verandahs, Alfrescos (not under main roof)
- Kitchen upgrades to appliances and cupboards
- Internal wall insulation – thermal or sound insulation
- Customisation of floor plan
- Concrete driveway, cross overs, pathways
- Security screens
- Clothesline
- Pet doors
- Fencing
- Landscaping and reticulation
- Garden shed

*Please note: Brands and model numbers are subject to change due to Supplier availability and stocks. In the event of a change an equivalent model will be given

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