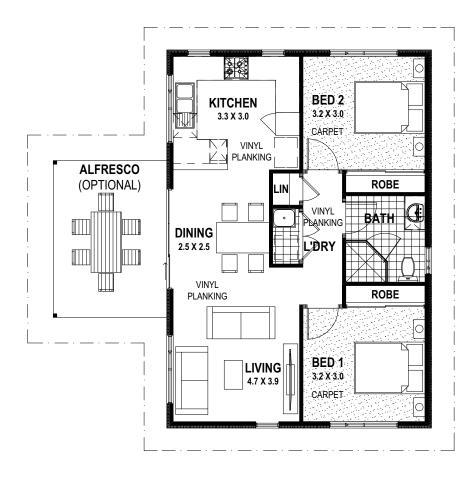
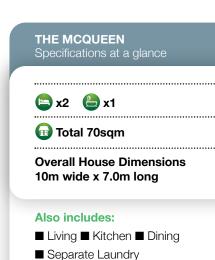
# dream it. live it. love it. the mcqueen







The extended layout of the kitchen, dining and living area is the star attraction of The McQueen with its' feeling of space separating each area. The kitchen has a breakfast bar, built-in pantry and great bench space. The two bedrooms are carpeted, with built-in robes and roomy proportions. There is a nifty laundry to the hallway and separate linen storage, and the bathroom separates the bedrooms maximising privacy.



■ Optional Alfresco

# specifications the mcqueen



### Structural

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

- Custom Orb Colorbond® Wall cladding
   Custom Orb Colorbond® Roof 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 any 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
- 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

- One telephical smoke detectors with battery back up
  One television point
  Full painting of all internal and external walls, ceilings cornice, mouldings, architraves and doors

- Viryl Planking to Living Areas from Builder's Standard Range Carpet to all Bedrooms from Builder's Standard Range Slimiline 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

- 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

head office 105 Kelvin Road, Maddington, WA 6109 Phone (08) 9493 2998 Email info@trhomes.com.au



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