

» Elements

by Boutique Homes

COLOUR SCHEME BOOK

2023



Contents

Australiana Scheme	2	Upgrade packs	58
Coastal Scheme	10	Additional upgrade options	60
Luxe Scheme	18	Electrical quality inclusions & upgrades	62
Minimal Scheme	26	Straight staircase quality inclusions & upgrades	64
Organic Scheme	34	U-shaped staircase quality inclusions & upgrades	66
Timeless Scheme	42	L-shaped staircase quality inclusions & upgrades	68
Kitchen quality inclusions	50	Door upgrade options	70
Open plan living quality inclusions	52	Move-in upgrade options	71
Bathroom quality inclusions	54	Quality inclusions	72
Laundry quality inclusions	56	Upgrade options	76

Australiana

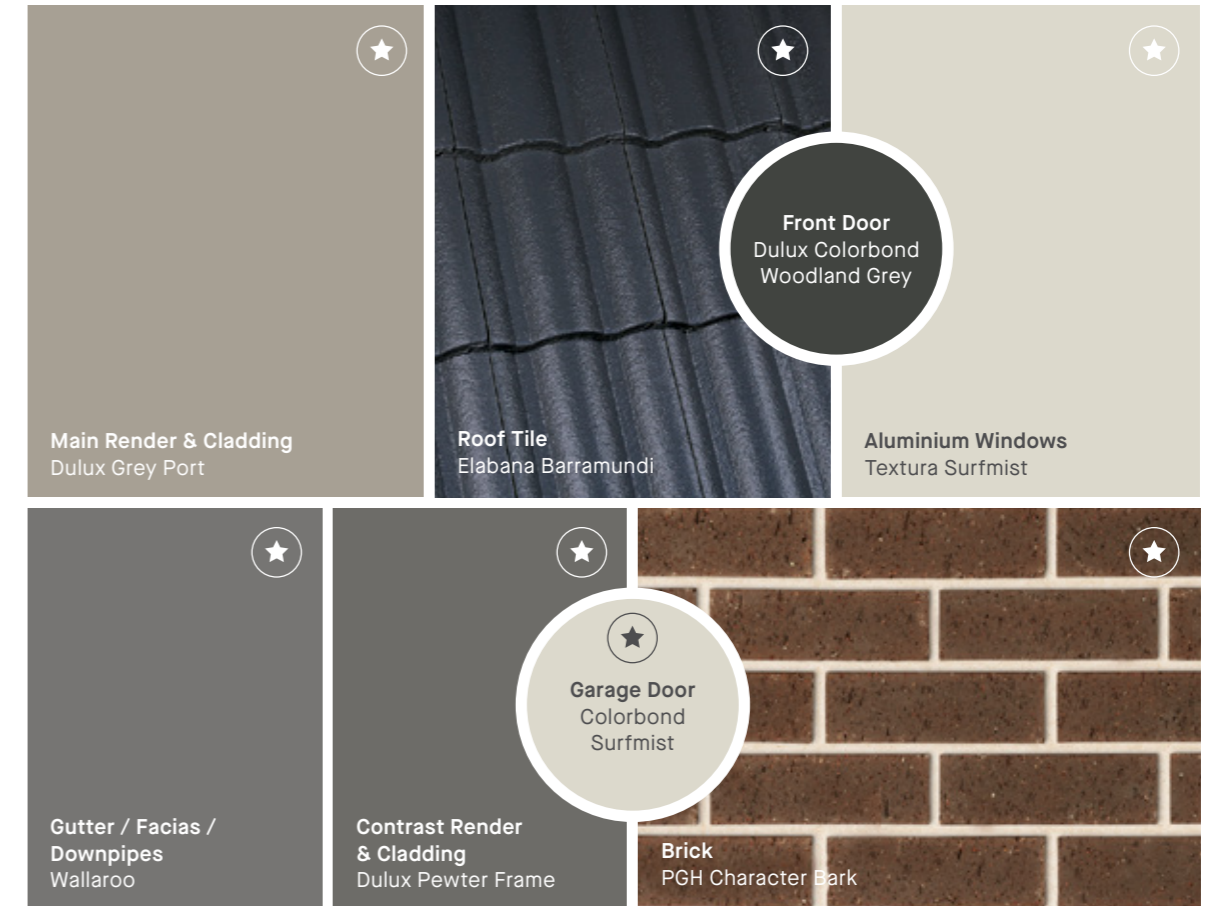
Embrace the warmth and richness of a palette reflecting the unique character of the Australian landscape. Neutral tones blended with warm caramel, muted sage, burnt orange, and even a hint of terracotta for an experience of iconic comfort.



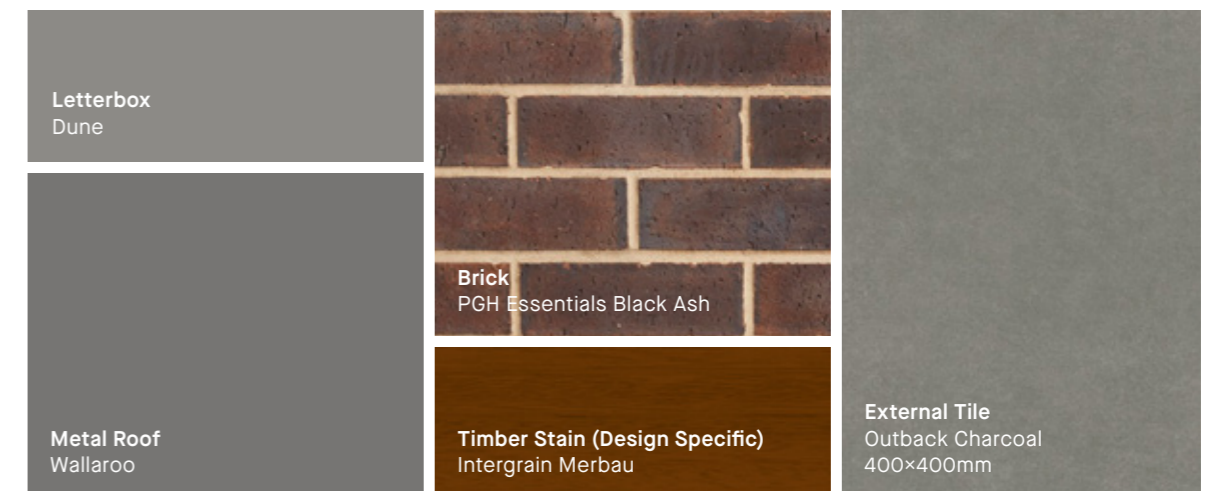


Australia facade colour selections

Quality inclusions



Upgrade options

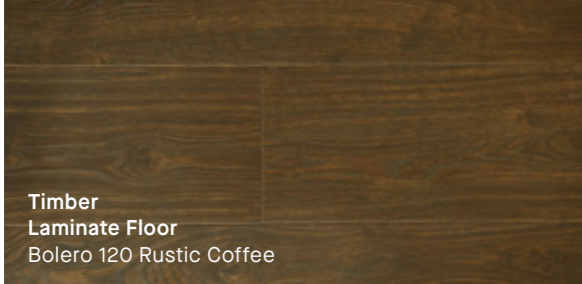
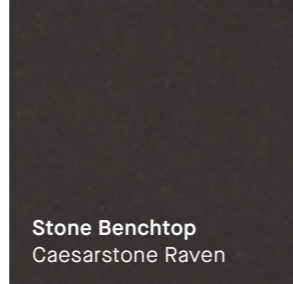
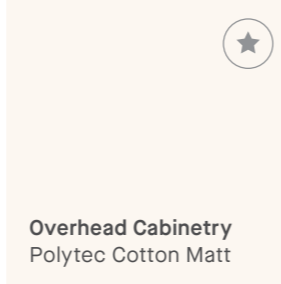
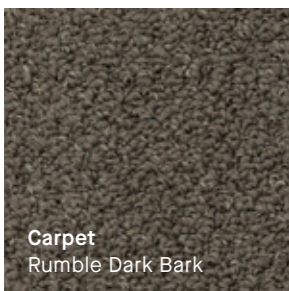
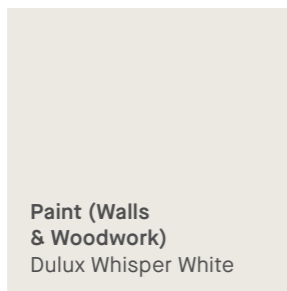
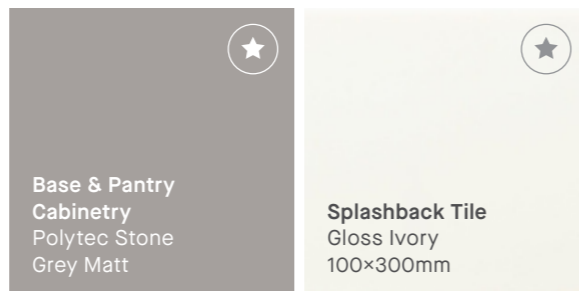


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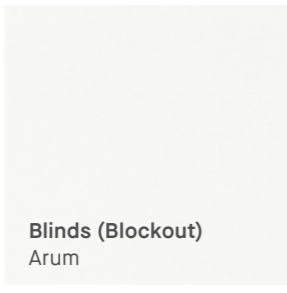

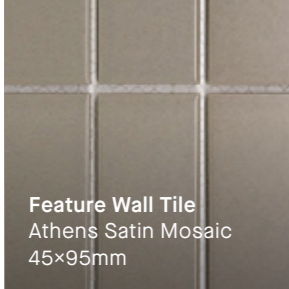
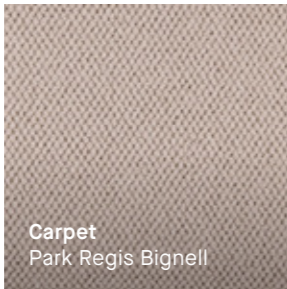
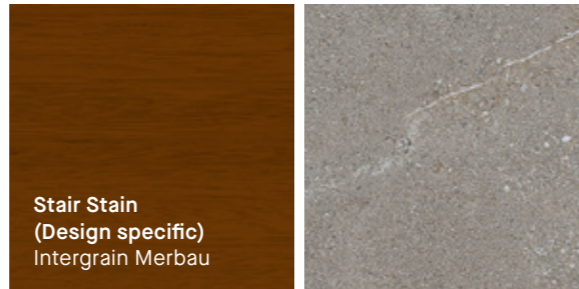
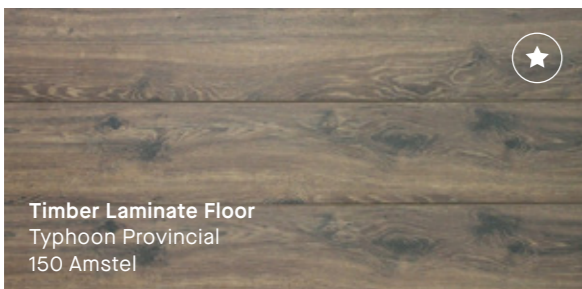
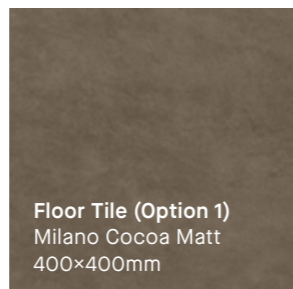
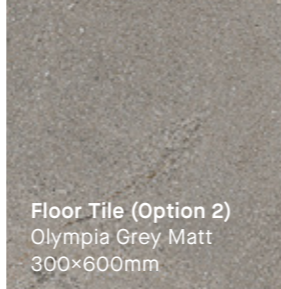
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Australiana kitchen & living colour selections

Quality inclusions

 <p>Timber Laminate Floor Bolero 120 Rustic Coffee</p>	 <p>Stone Benchtop Caesarstone Raven</p>	 <p>Overhead Cabinetry Polytec Cotton Matt</p>
 <p>Carpet Rumble Dark Bark</p>	 <p>Paint (Walls & Woodwork) Dulux Whisper White</p>	 <p>Base & Pantry Cabinetry Polytec Stone Grey Matt</p> <p>Splashback Tile Gloss Ivory 100x300mm</p>

Upgrade options

 <p>Feature Wall Tile Athens Satin Mosaic 45x95mm</p>	 <p>Blinds (Blockout) Arum</p>	 <p>Stone Benchtop Caesarstone Georgian Bluff</p>
 <p>Carpet Park Regis Bignell</p>	 <p>Stair Stain (Design specific) Intergrain Merbau</p>	 <p>Floor Tile (Option 1) Milano Cocoa Matt 400x400mm</p>
 <p>Timber Laminate Floor Typhoon Provincial 150 Amstel</p>	 <p>Floor Tile (Option 2) Olympia Grey Matt 300x600mm</p>	

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Australiana bathroom & laundry colour selections

Quality inclusions

<p>Laundry Wall Splashback Tile Gloss Ivory 100x300mm</p>	<p>Ensuite & Bathroom Wall Tile Milano Latte Matt 400x400mm</p>	<p>Laminate Benchtop Polytec Buffalo Stone Matt</p>
<p>Floor Tile Milano Cocoa Matt 400x400mm</p>	<p>Cabinetry Polytec Stone Grey Matt</p>	

Upgrade options

<p>Stone Benchtop Caesarstone Raven</p>	<p>Floor & Wall Tile Olympia Grey Matt 300x600mm</p>
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Coastal

Feel the tranquillity of a seaside haven with this beach-inspired palette of soft grey, sandy yellow, bleached white and dusty blues. Style with carefree fabrics and furnishings for a truly relaxed lifestyle.





Coastal facade colour selections

Quality inclusions

<p>★</p> <p>Main Render & Cladding Dulux Tranquil Retreat</p>	<p>★</p> <p>Roof Tile Elabana Babylon</p>	<p>★</p> <p>★</p> <p>Front Door Dulux Colorbond Windspray</p> <p>Aluminium Windows Textura Surfmist</p>
<p>★</p> <p>Gutter / Fascias / Downpipes Basal</p>	<p>★</p> <p>★</p> <p>Garage Door Colorbond Ironstone</p> <p>Contrast Render & Cladding Dulux Western Myall</p>	<p>★</p> <p>Brick Austral Domain Oasis</p>

Upgrade options

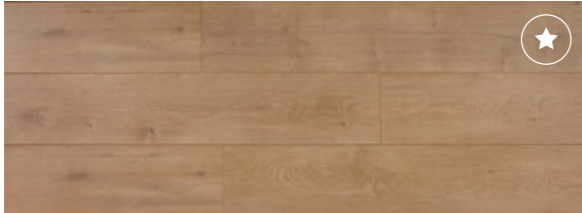
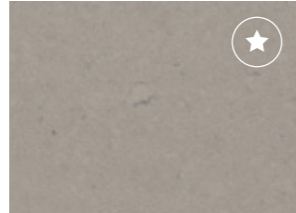

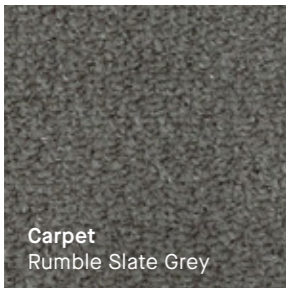
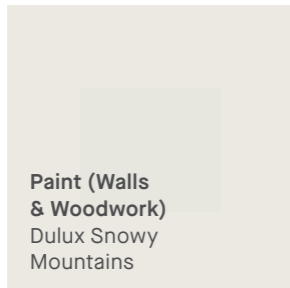
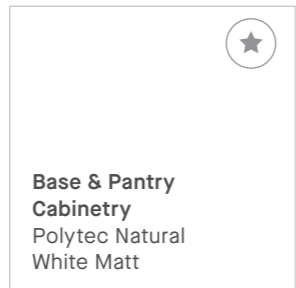
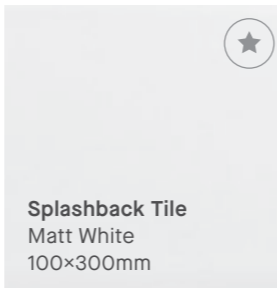
<p>★</p> <p>Letterbox Grey</p>	<p>★</p> <p>Brick Austral Access Stone</p>	<p>★</p> <p>External Feature Tile Outback Charcoal 400x400mm</p>
<p>★</p> <p>Metal Roof Basal</p>	<p>★</p> <p>Timber Stain (Design Specific) Intergrain Clear Stain</p>	

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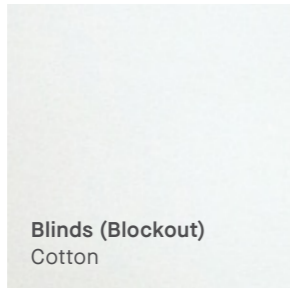

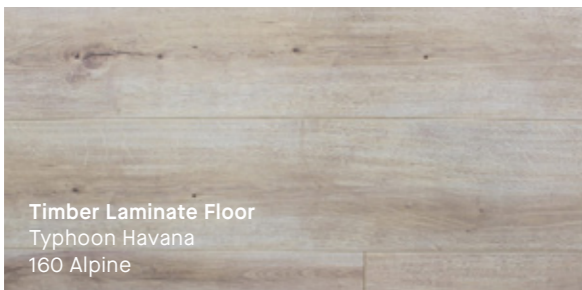


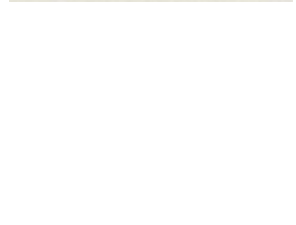
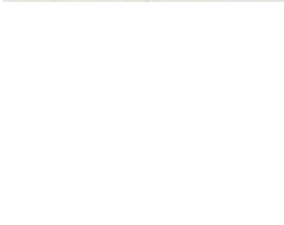
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Coastal kitchen & living colour selections

Quality inclusions

 <p>Timber Floor Brooklyn 105 Mapleton</p>	 <p>Stone Benchtop Caesarstone Oyster</p>	 <p>Overhead Cabinetry Polytec Natural Oak Matt</p>	
 <p>Carpet Rumble Slate Grey</p>	 <p>Paint (Walls & Woodwork) Dulux Snowy Mountains</p>	 <p>Base & Pantry Cabinetry Polytec Natural White Matt</p>	 <p>Splashback Tile Matt White 100x300mm</p>

Upgrade options

 <p>Feature Wall Tile Bluestone Polished 15x100mm</p>	 <p>Blinds (Blockout) Cotton</p>	 <p>Stone Benchtop Caesarstone Cosmopolitan White</p>
 <p>Timber Laminate Floor Typhoon Havana 160 Alpine</p>	 <p>Carpet Park Regis Simpson</p>	 <p>Stair Stain (Design specific) Intergrain Clear Stain</p>
 <p>Floor Tile (Option 1) Outback White Matt 400x400mm</p>	 <p>Floor Tile (Option 2) Olympia White Matt 300x600mm</p>	

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Coastal bathroom & laundry colour selections

Quality inclusions

<p>Laundry Wall Splashback Tile Matt White 100x300mm</p>	<p>Laminate Benchtop Polytec Tunisia Stone Materat</p>		
<p>Floor & Wall Tile Outback White Matt 400x400mm</p>	<table border="1"> <tr> <td data-bbox="2246 795 2525 1211"> <p>Laundry Cabinetry Polytec Classic White Matt</p> </td> <td data-bbox="2534 795 2789 1211"> <p>Ensuite & Bathroom Cabinetry Polytec Natural Oak Matt</p> </td> </tr> </table>	<p>Laundry Cabinetry Polytec Classic White Matt</p>	<p>Ensuite & Bathroom Cabinetry Polytec Natural Oak Matt</p>
<p>Laundry Cabinetry Polytec Classic White Matt</p>	<p>Ensuite & Bathroom Cabinetry Polytec Natural Oak Matt</p>		

Upgrade options

<p>Stone Benchtop Caesarstone Oyster</p>	<p>Floor & Wall Tile Olympia Grey Matt 300x600mm</p>
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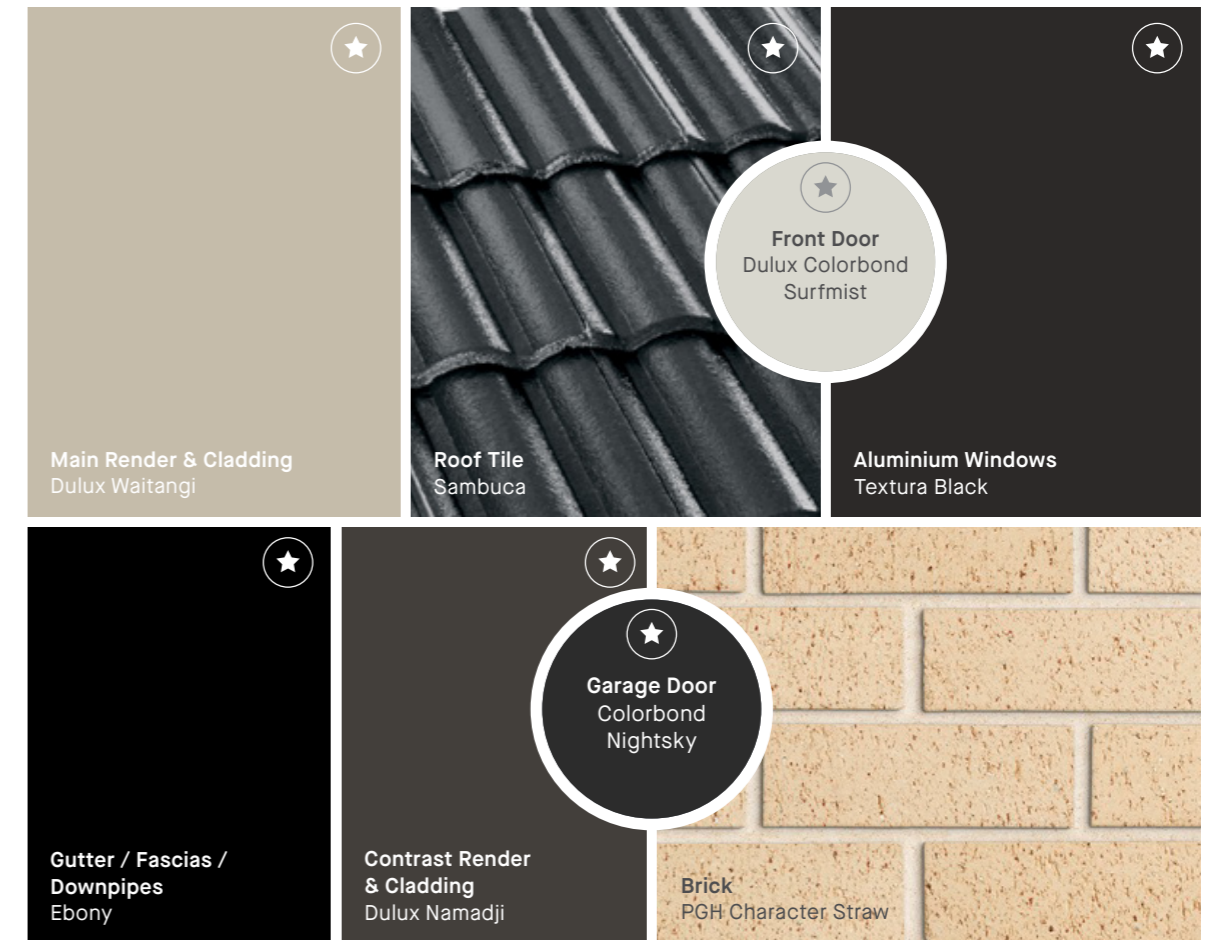
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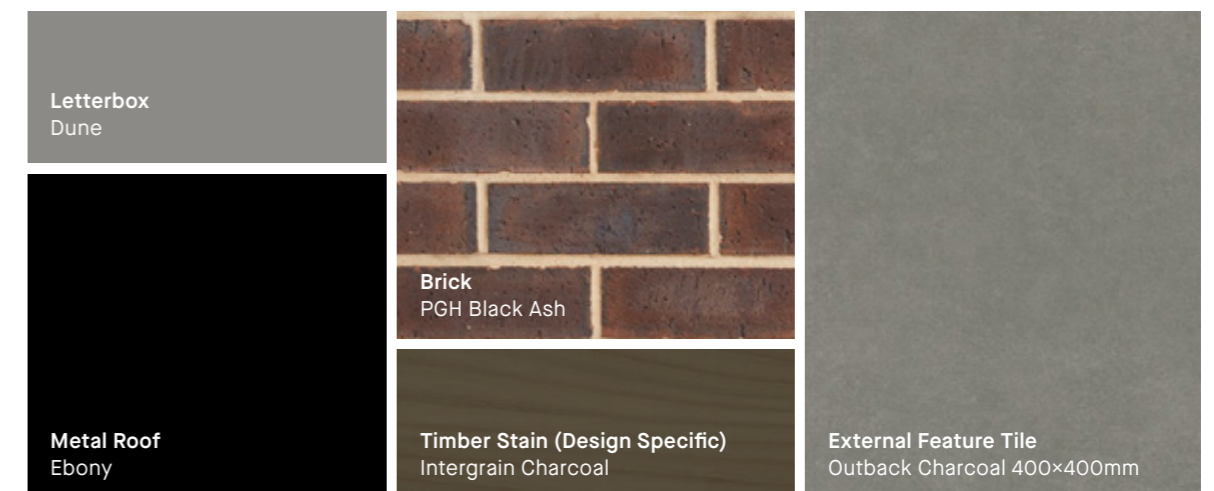


Luxe facade colour selections

Quality inclusions



Upgrade options

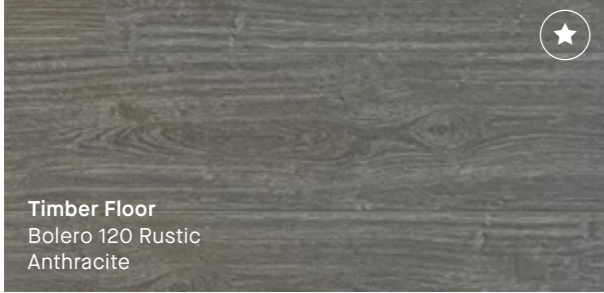
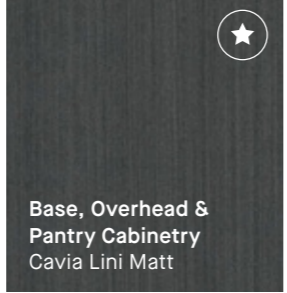
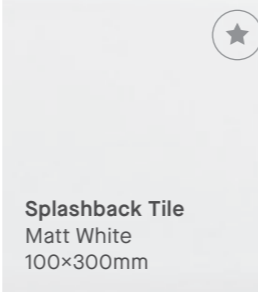
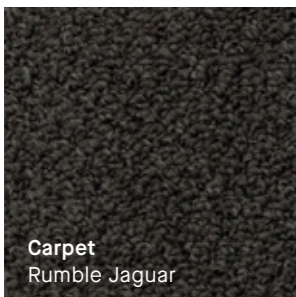
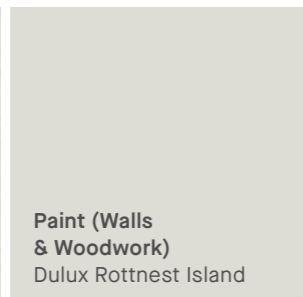
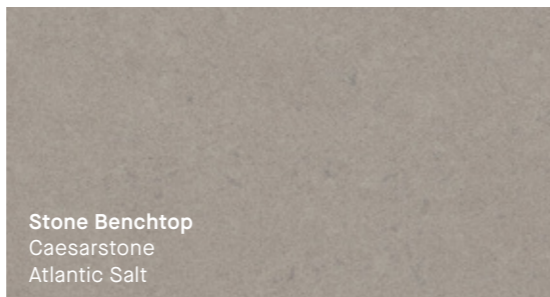


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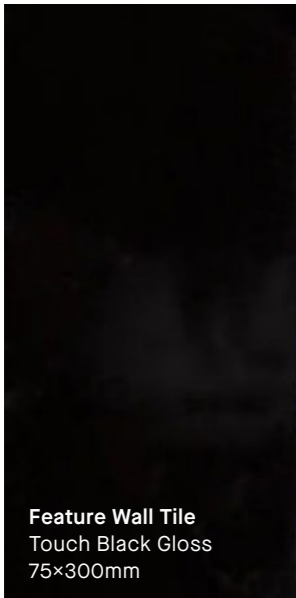

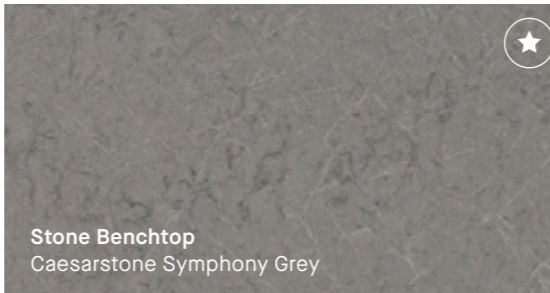
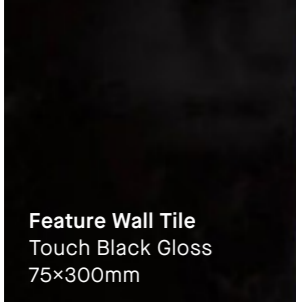
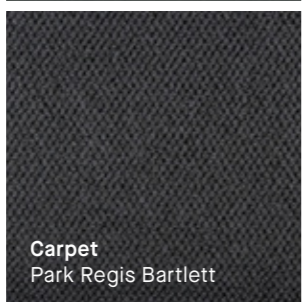
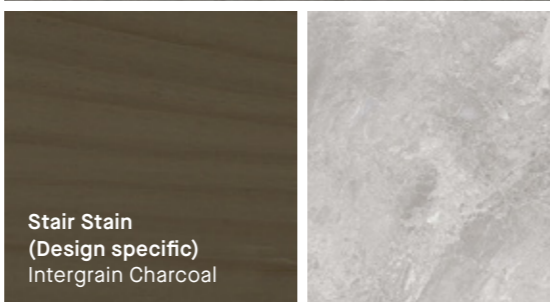
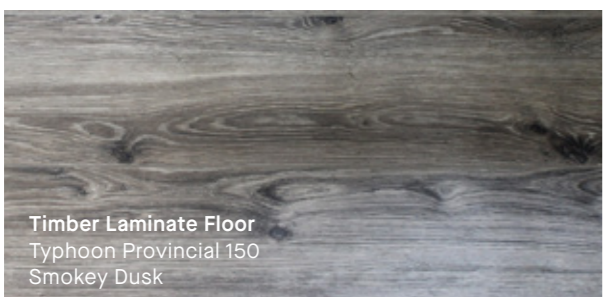
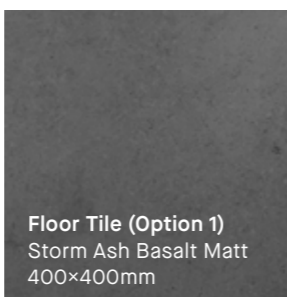
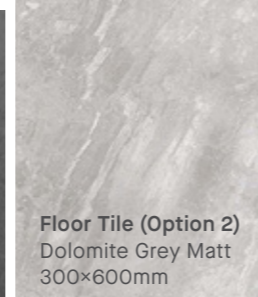
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Luxe kitchen & living colour selections

Quality inclusions

 <p>Timber Floor Bolero 120 Rustic Anthracite</p>	 <p>Base, Overhead & Pantry Cabinetry Cavia Lini Matt</p>	 <p>Splashback Tile Matt White 100x300mm</p>
 <p>Carpet Rumble Jaguar</p>	 <p>Paint (Walls & Woodwork) Dulux Rottnest Island</p>	 <p>Stone Benchtop Caesarstone Atlantic Salt</p>

Upgrade options

 <p>Feature Wall Tile Touch Black Gloss 75x300mm</p>	 <p>Blinds (Blockout) Slate</p>	 <p>Stone Benchtop Caesarstone Symphony Grey</p>
 <p>Carpet Park Regis Bartlett</p>	 <p>Stair Stain (Design specific) Intergrain Charcoal</p>	 <p>Floor Tile (Option 1) Storm Ash Basalt Matt 400x400mm</p>
 <p>Timber Laminate Floor Typhoon Provincial 150 Smokey Dusk</p>	 <p>Floor Tile (Option 2) Dolomite Grey Matt 300x600mm</p>	

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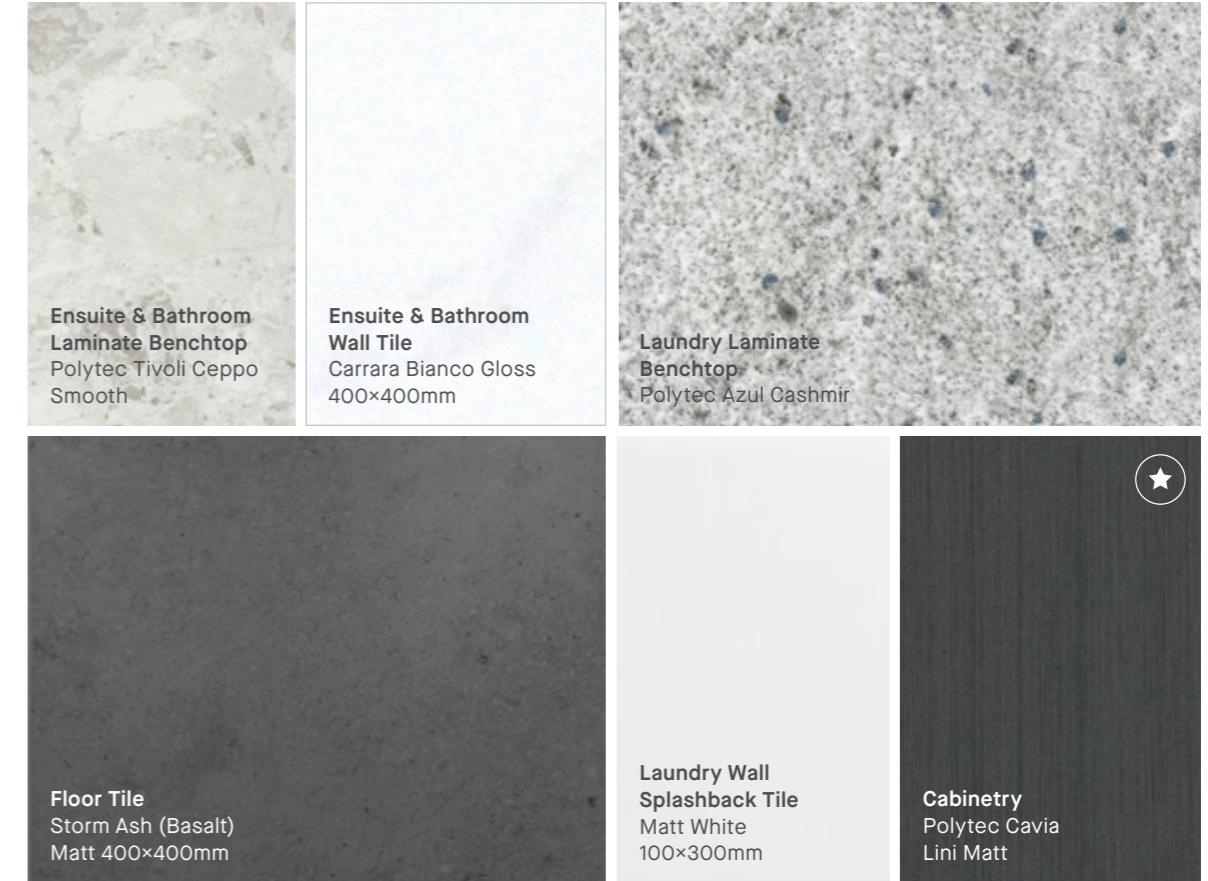


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Luxe bathroom & laundry colour selections

Quality inclusions



Upgrade options



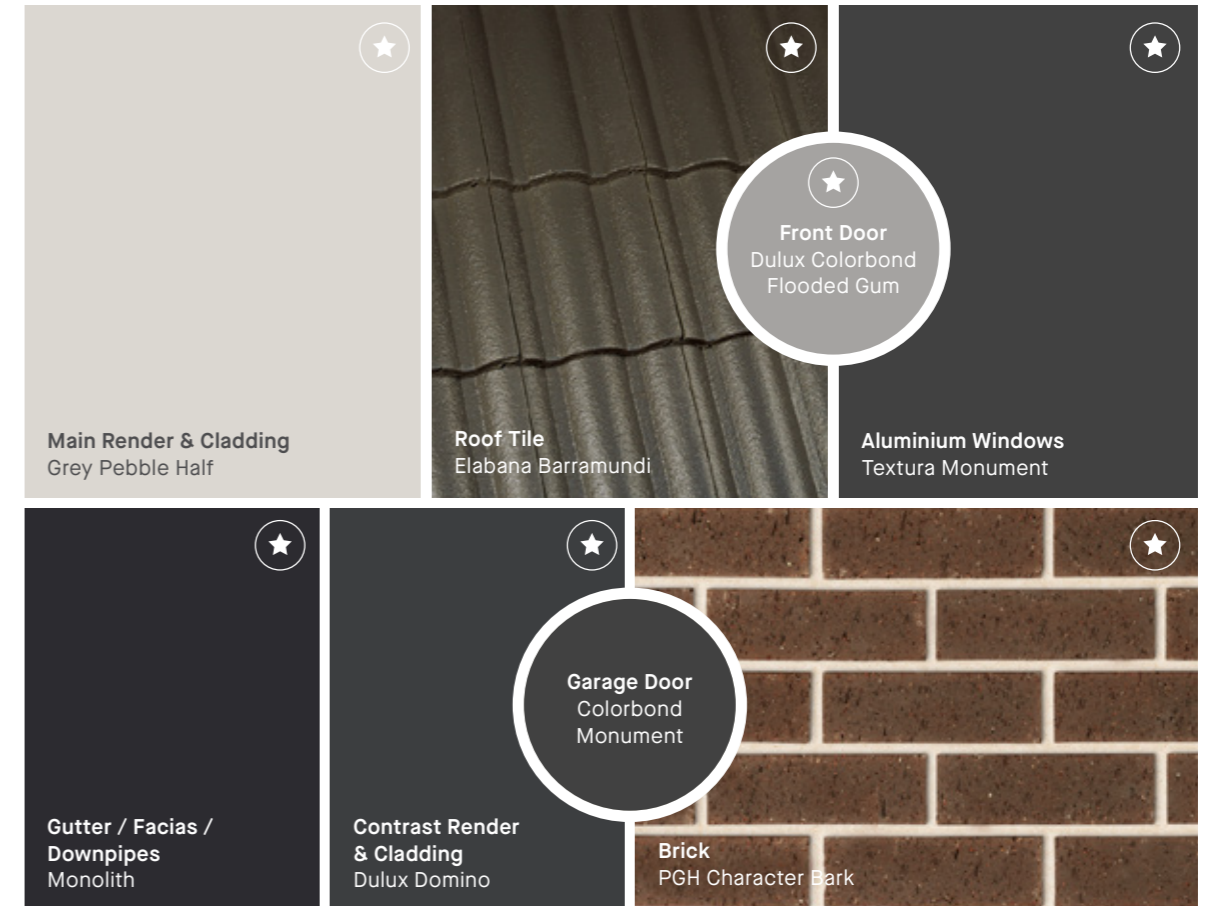
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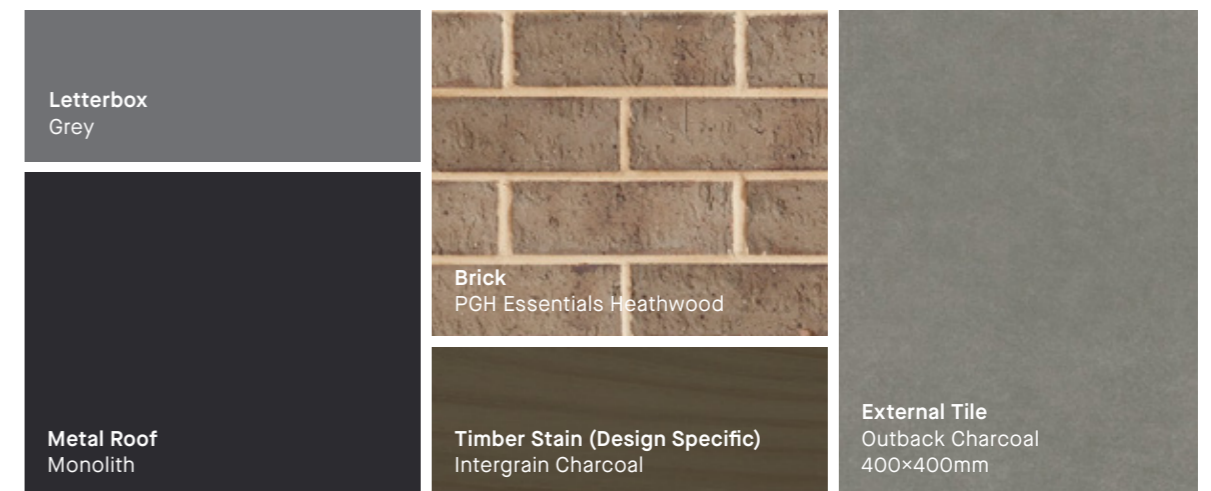


Minimal facade colour selections

Quality inclusions



Upgrade options


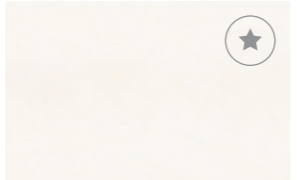
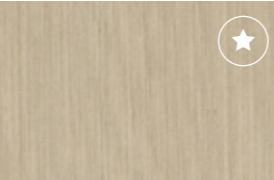
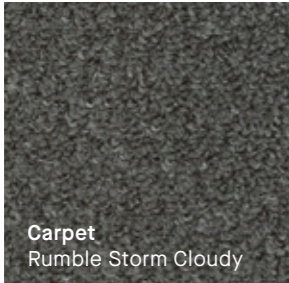
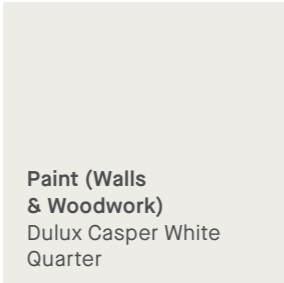
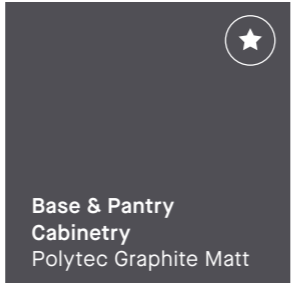



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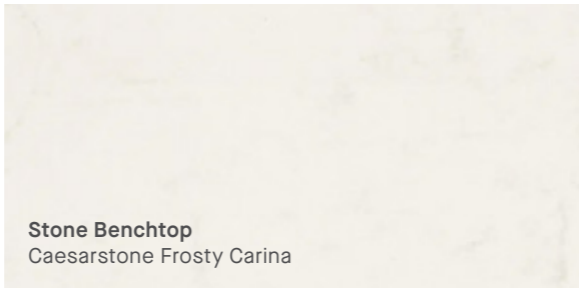
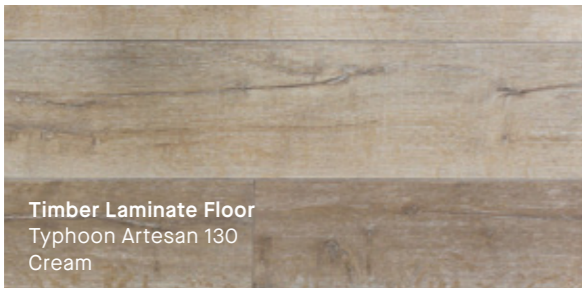
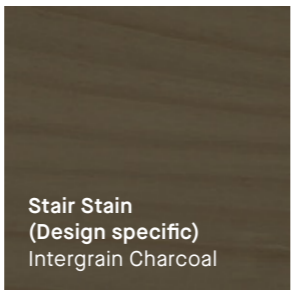

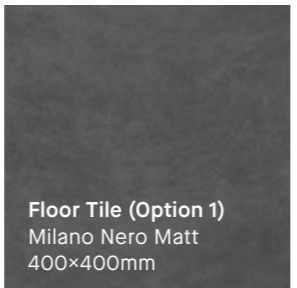

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Minimal kitchen & living colour selections

Quality inclusions

 <p>Timber Floor Bolero 120 Rustic Black</p>	 <p>Stone Benchtop Caesarstone Snow</p>	 <p>Overhead Cabinetry Polytec Gesso Lini Matt</p>	
 <p>Carpet Rumble Storm Cloudy</p>	 <p>Paint (Walls & Woodwork) Dulux Casper White Quarter</p>	 <p>Base & Pantry Cabinetry Polytec Graphite Matt</p>	 <p>Splashback Tile Black Matt 100x300mm</p>

Upgrade options

 <p>Feature Wall Tile Ki Kat White Matt 15x145mm</p>	 <p>Blinds (Blockout) Cotton</p>	 <p>Stone Benchtop Caesarstone Frosty Carina</p>
 <p>Timber Laminate Floor Typhoon Artesan 130 Cream</p>	 <p>Carpet Park Regis Freeman</p>	 <p>Stair Stain (Design specific) Intergrain Charcoal</p>
 <p>Floor Tile (Option 1) Milano Nero Matt 400x400mm</p>	 <p>Floor Tile (Option 2) Olympia Charcoal Matt 300x600mm</p>	

 Shown in CGI on opposite page

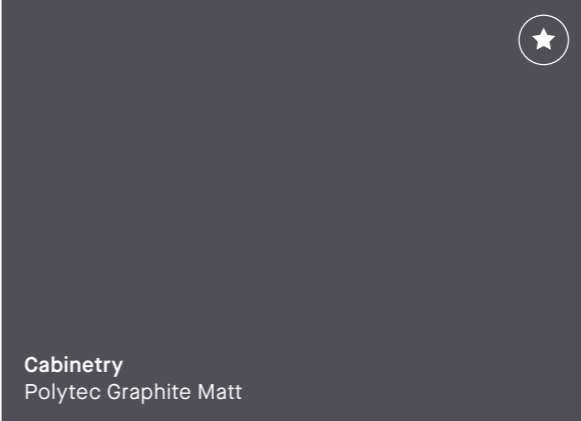
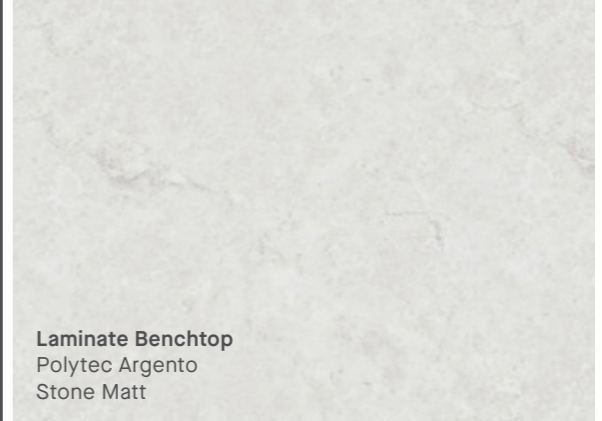





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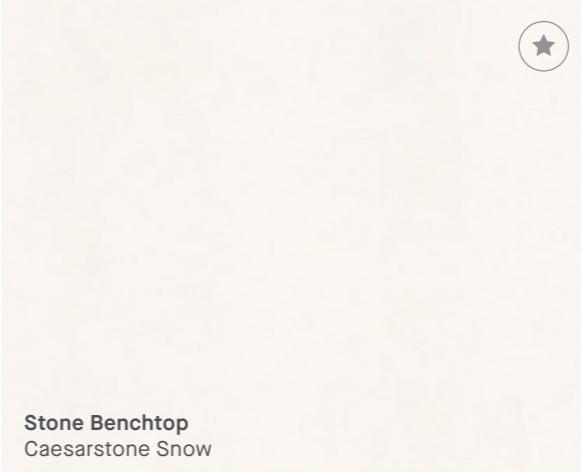
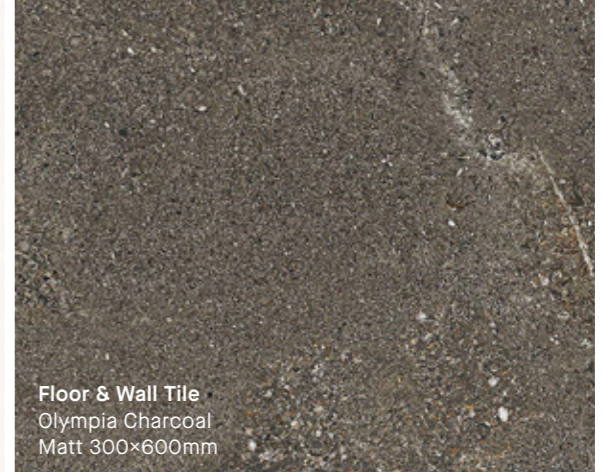


Minimal bathroom & laundry colour selections

Quality inclusions

 <p>Cabinetry Polytec Graphite Matt</p>	 <p>Laminate Benchtop Polytec Argento Stone Matt</p>	
 <p>Floor Tile Milano Nero Matt 400x400mm</p>	 <p>Laundry Wall Splashback Tile Black Matt 100x300mm</p>	 <p>Bathroom & Ensuite Wall Tile Matt White 200x400mm</p>

Upgrade options

 <p>Stone Benchtop Caesarstone Snow</p>	 <p>Floor & Wall Tile Olympia Charcoal Matt 300x600mm</p>
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Organic

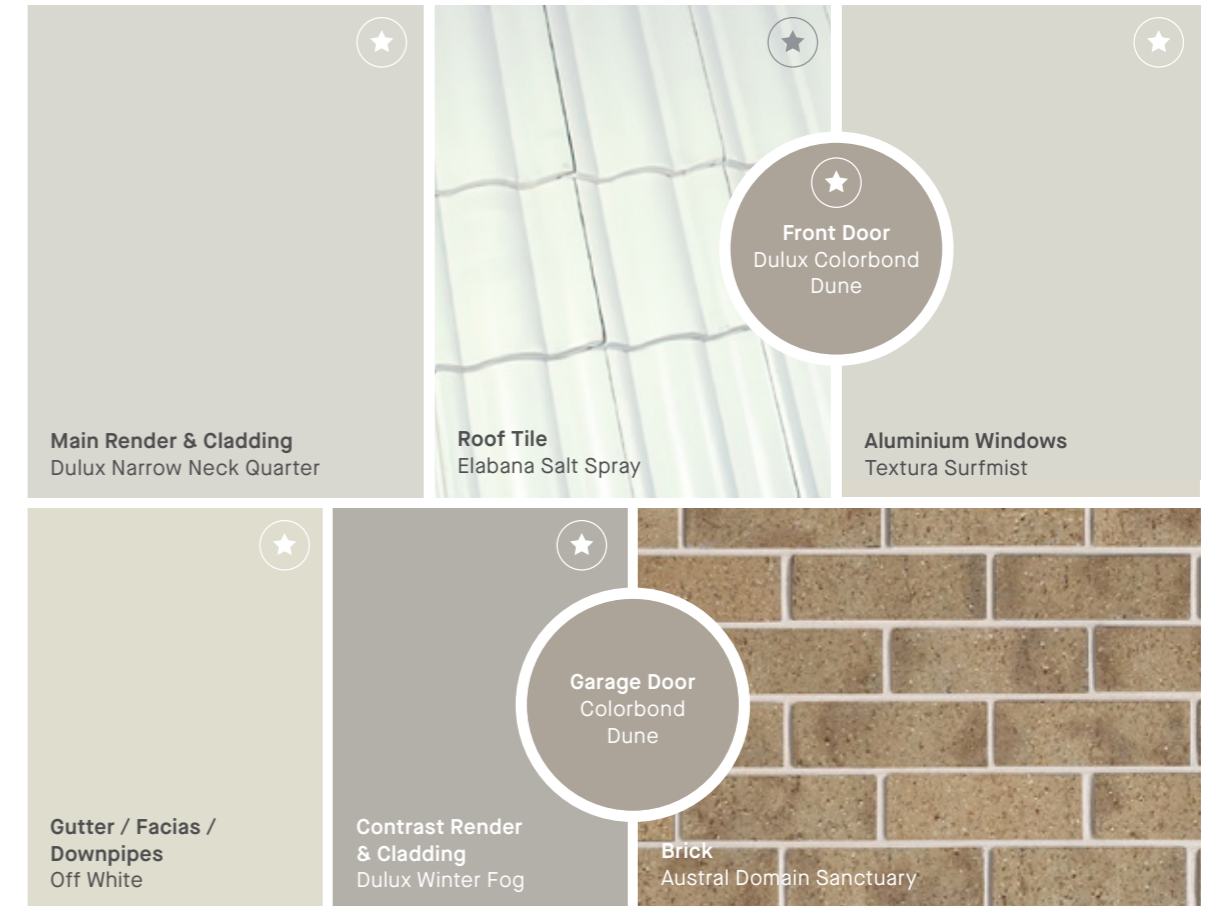
Echoing natural materials and textures, the Organic Scheme celebrates simplicity and understated beauty. The subtle white colour palette with natural wood elements invites pops of colour for an interior that is all about you.



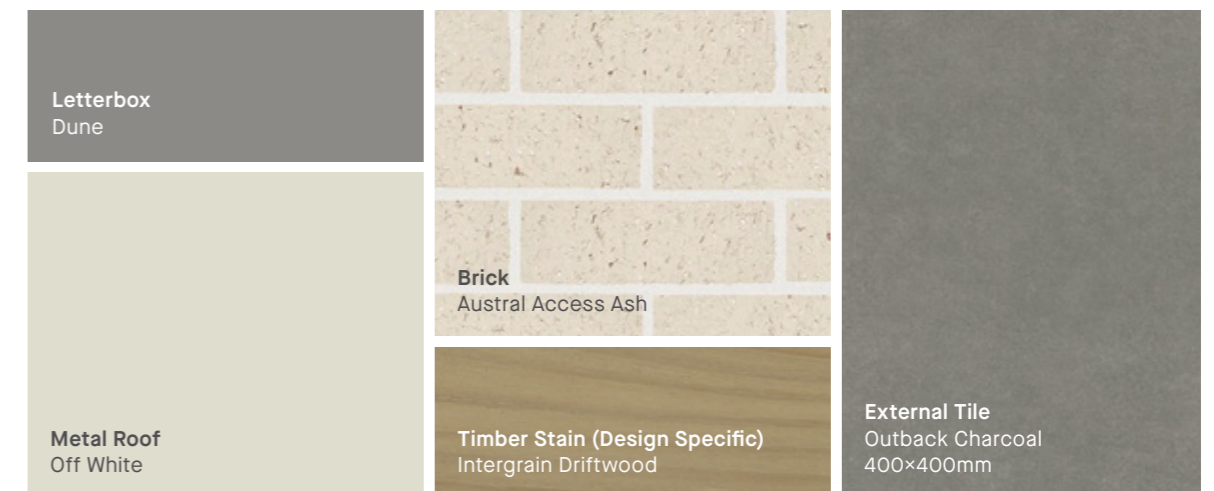


Organic facade colour selections

Quality inclusions



Upgrade options


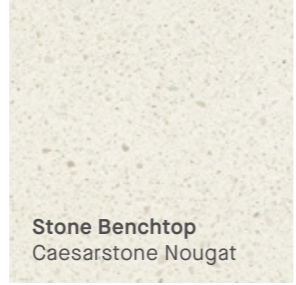
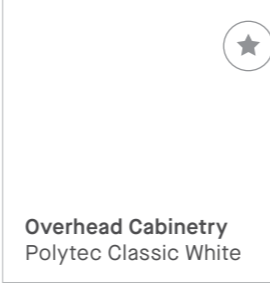

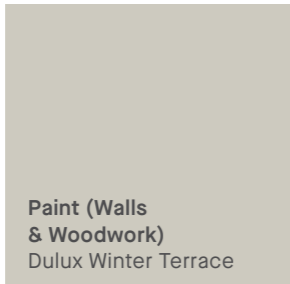
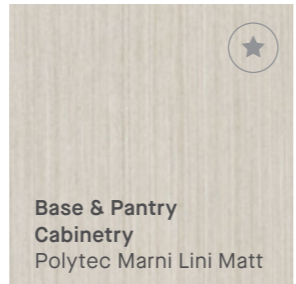



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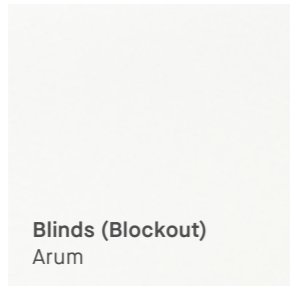
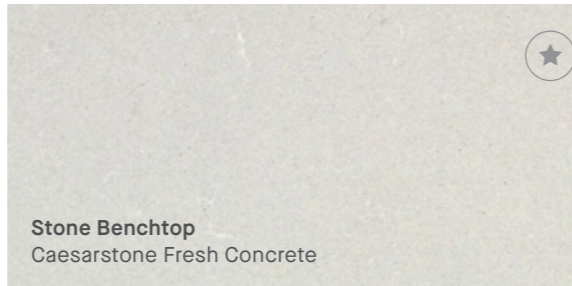
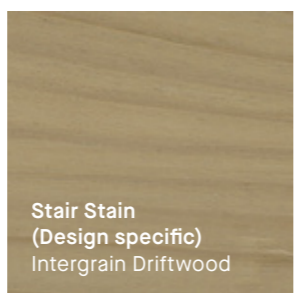
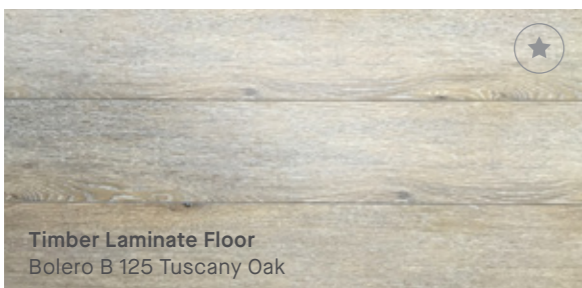
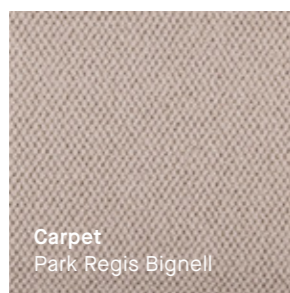
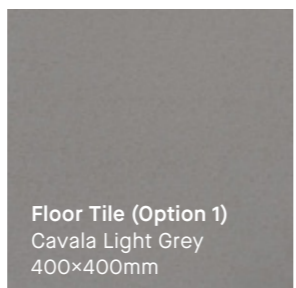
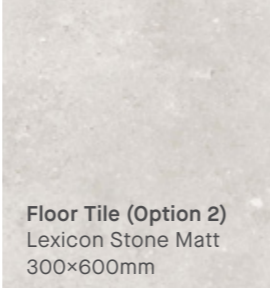
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Organic kitchen & living colour selections

Quality inclusions

 <p>Timber Floor Brooklyn 105 Colombia</p>	 <p>Stone Benchtop Caesarstone Nougat</p>	 <p>Overhead Cabinetry Polytec Classic White</p>
 <p>Carpet Rumble Pivot Grey</p>	 <p>Paint (Walls & Woodwork) Dulux Winter Terrace</p>	 <p>Base & Pantry Cabinetry Polytec Marni Lini Matt</p>
		 <p>Splashback Tile Silver Grey Matt 100×300mm</p>

Upgrade options

 <p>Feature Wall Tile Penny Round White Matt 19mm</p>	 <p>Blinds (Blockout) Arum</p>	 <p>Stone Benchtop Caesarstone Fresh Concrete</p>
		 <p>Stair Stain (Design specific) Intergrain Driftwood</p>
 <p>Timber Laminate Floor Bolero B 125 Tuscany Oak</p>	 <p>Carpet Park Regis Bignell</p>	 <p>Floor Tile (Option 1) Cavala Light Grey 400×400mm</p>
		 <p>Floor Tile (Option 2) Lexicon Stone Matt 300×600mm</p>

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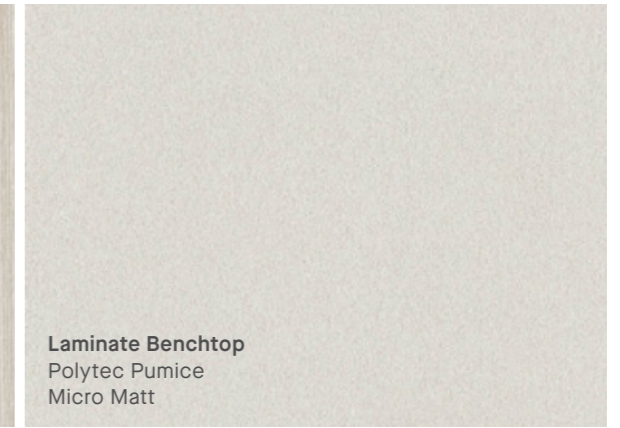
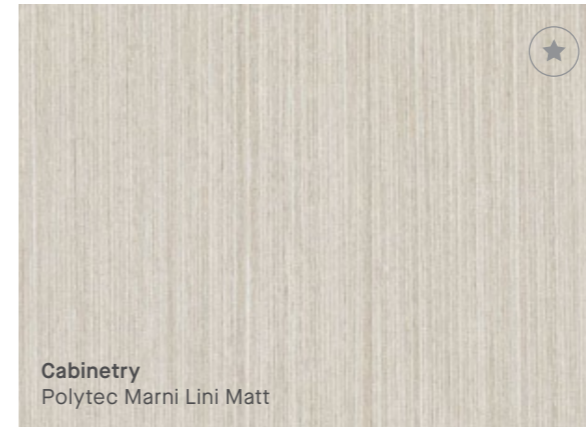


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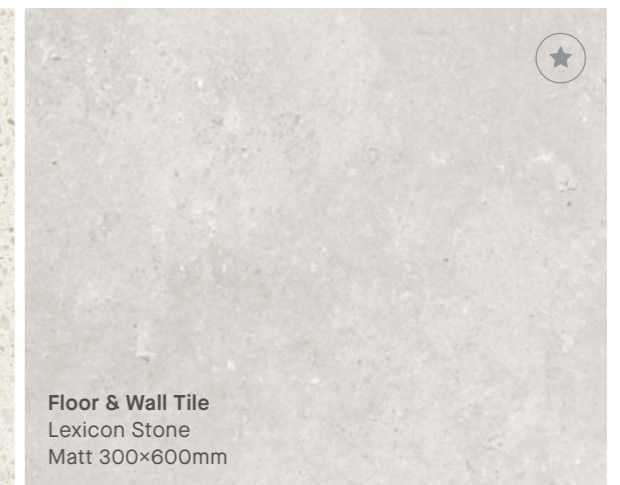


Organic bathroom & laundry colour selections

Quality inclusions



Upgrade options



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Timeless

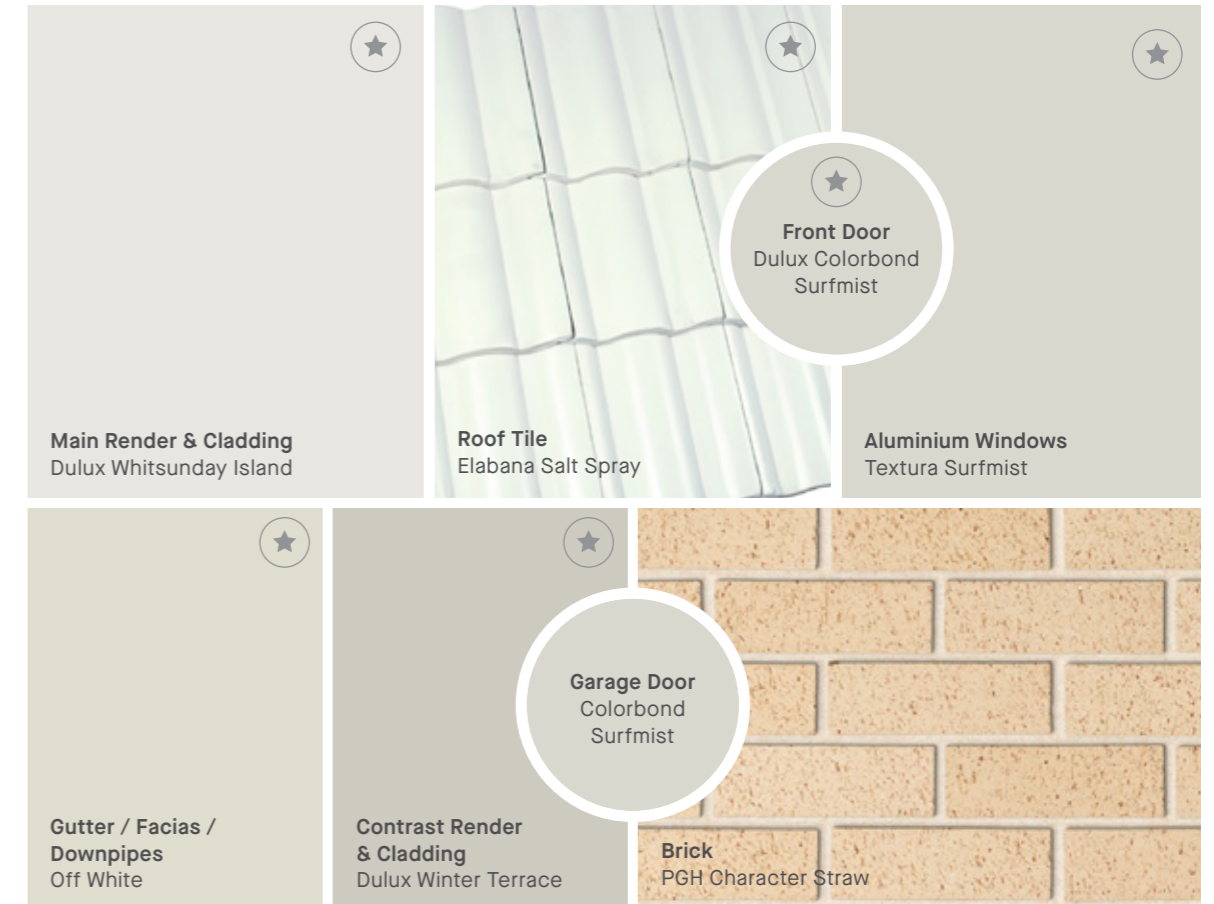
Think Hamptons, Provincial and Classic Farmhouse for this classic style that is always on trend. Never tire of fresh blues, crisp whites and bold accents and patterns pair with traditional furnishings that speak of enduring quality and appeal.



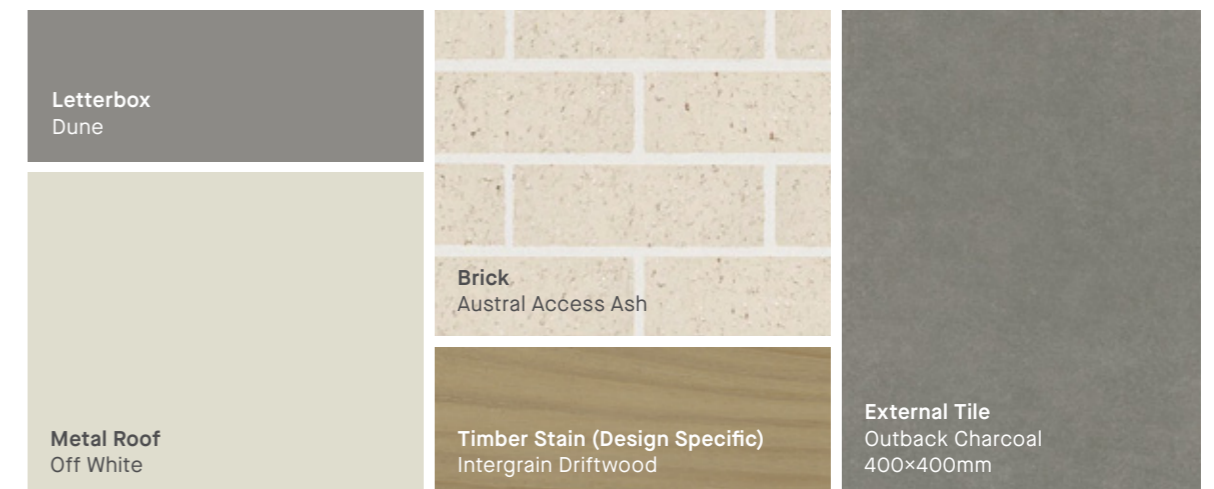


Timeless facade colour selections

Quality inclusions



Upgrade options

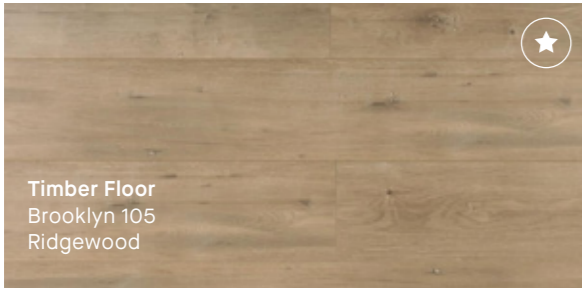
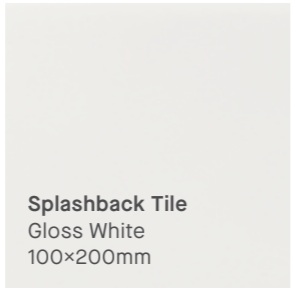
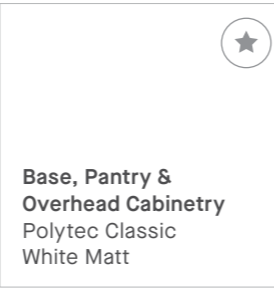

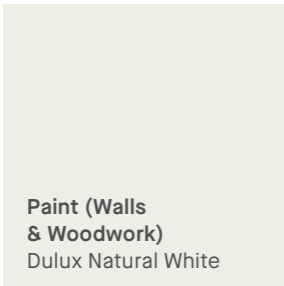
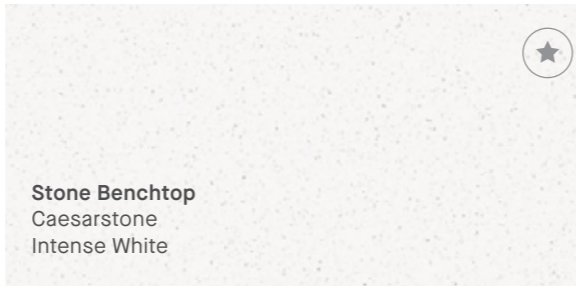


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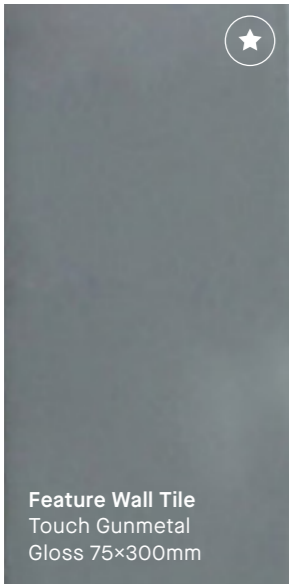
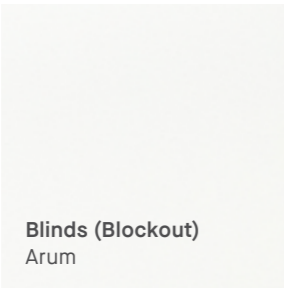
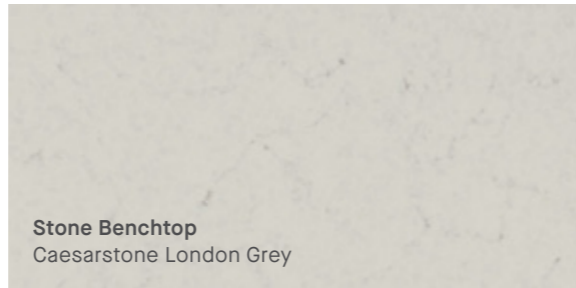
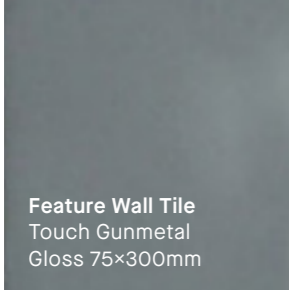
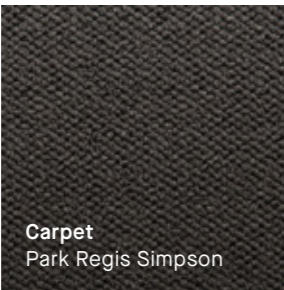
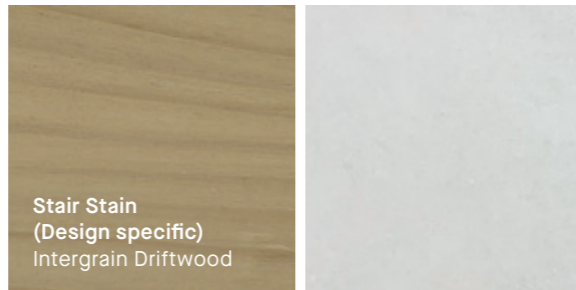
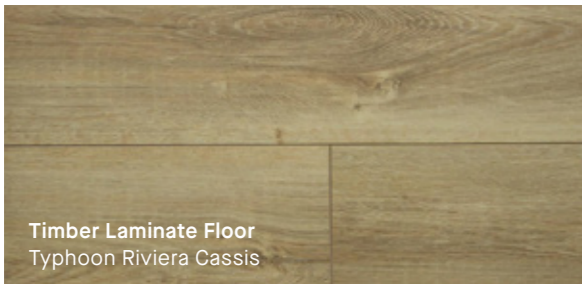


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Timeless kitchen & living colour selections

Quality inclusions

 <p>Timber Floor Brooklyn 105 Ridgewood</p>	 <p>Splashback Tile Gloss White 100x200mm</p>	 <p>Base, Pantry & Overhead Cabinetry Polytec Classic White Matt</p>
 <p>Carpet Rumble Claystone</p>	 <p>Paint (Walls & Woodwork) Dulux Natural White</p>	 <p>Stone Benchtop Caesarstone Intense White</p>

Upgrade options

 <p>Feature Wall Tile Touch Gunmetal Gloss 75x300mm</p>	 <p>Blinds (Blockout) Arum</p>	 <p>Stone Benchtop Caesarstone London Grey</p>
 <p>Carpet Park Regis Simpson</p>	 <p>Stair Stain (Design specific) Intergrain Driftwood</p>	 <p>Floor Tile (Option 1) Storm Grey (White) Matt 400x400mm</p>
 <p>Timber Laminate Floor Typhoon Riviera Cassis</p>	 <p>Floor Tile (Option 2) Newport White Matt 450x450mm</p>	

 Shown in CGI on opposite page

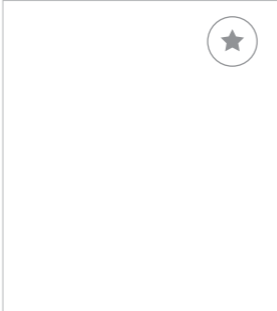


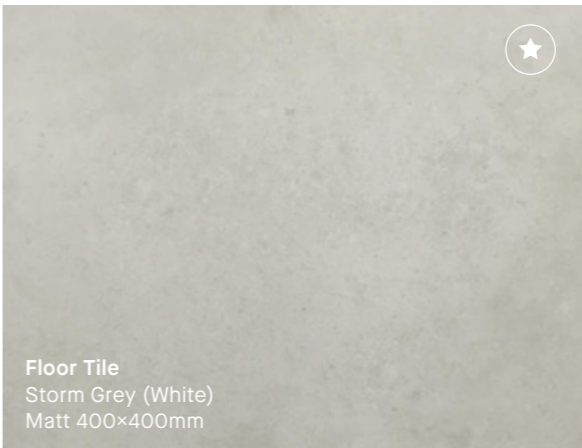
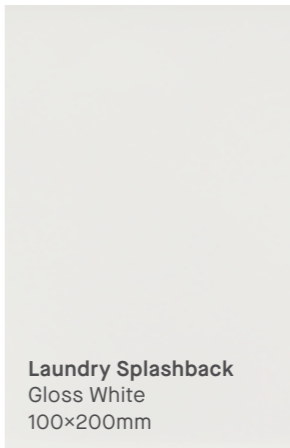



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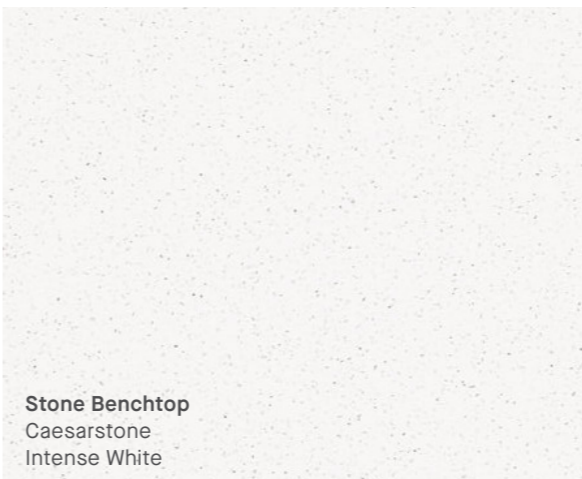
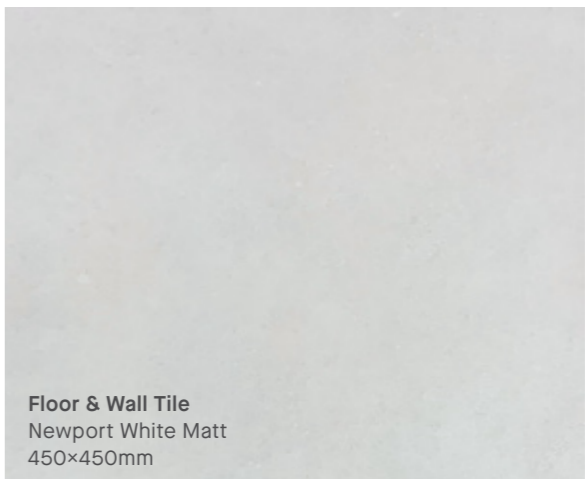


Timeless bathroom & laundry colour selections

Quality inclusions

 <p>Cabinetry Polytec Classic White Matt</p>	 <p>Laundry Laminate Benchtop Polytec Buller Stone Matt</p>	 <p>Bathroom Laminate Benchtop Argento Stone Gloss Stone Matt</p>
 <p>Floor Tile Storm Grey (White) Matt 400x400mm</p>	 <p>Laundry Splashback Gloss White 100x200mm</p>	 <p>Bathroom Wall Tile Amalfi Gloss White 400x400mm</p>

Upgrade options

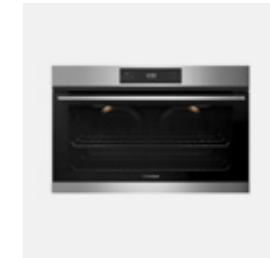
 <p>Stone Benchtop Caesarstone Intense White</p>	 <p>Floor & Wall Tile Newport White Matt 450x450mm</p>
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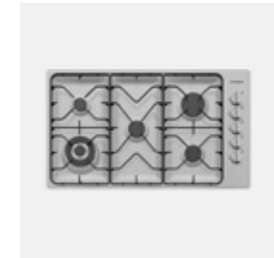
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Kitchen quality inclusions



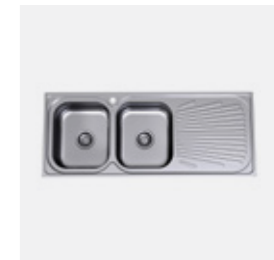
Westinghouse
WVE915SCA
900mm Built-In Oven



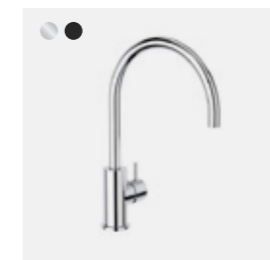
Westinghouse
WHG953SB
900mm Gas Cooktop



Westinghouse
WRR904SB
900mm Slide Out
Rangehood



Double Bowl Inset Sink



Kitchen Sink Mixer:
Round Pin - Chrome



Margo Cabinetry
Handle 135mm

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Open plan living quality inclusions

2440mm high ceilings to ground floor

75mm cove cornice

2040mm flush panel internal doors

Oversize kitchen island bench with overhang

Quality Dulux Paint

Double glazed awning windows and sliding doors throughout the home

Double power points

Westinghouse 900mm standard appliances to kitchen

Cat 1 stone 20mm benchtop to kitchen island and back bench

67mm skirtings and architraves throughout

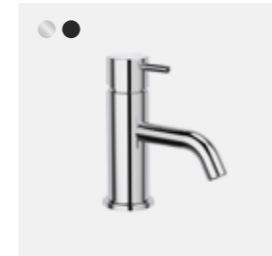
Quality floor coverings throughout, carpet to bedrooms, tiles to wet areas, and timber look laminate flooring to entry and living areas

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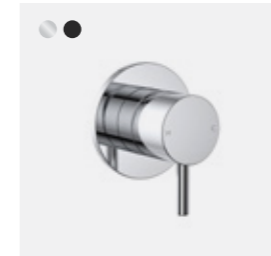


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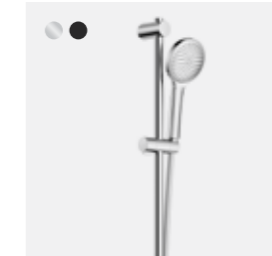
Bathroom quality inclusions



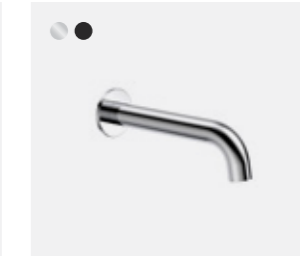
Basin Mixer: Round Pin



Shower and Bath Wall Mixer: Round Pin



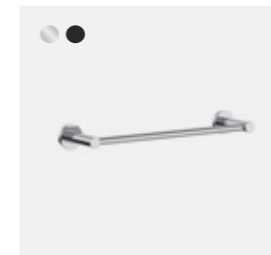
Shower Rail: Round II



Bath Wall Spout Outlet 220mm: Round



Single Towel Rail 600mm: Round



Single Hand Towel Rail 300mm: Round



Toilet Roll Holder: Round



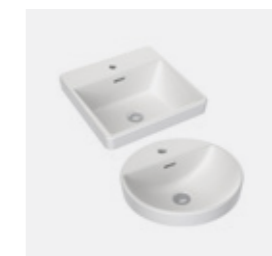
Toilet Suite: Stylus Prima II



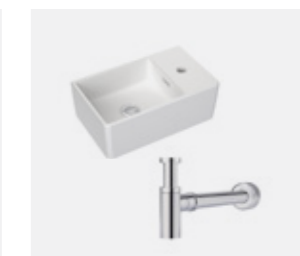
Pop Up Plug & Waste Chrome



Bath 1675mm: Round



Inset Basin 1TH: Square OR Inset Basin 1TH: Round



Hand Wall Basin 1TH: Square & Bottle Trap Chrome (Design Specific)

Non-pictured

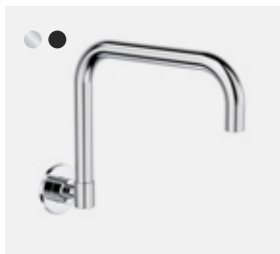
- > Shower Frame ●●
- > Tile Trim ●●

Available in ● Chrome ● Matt Black

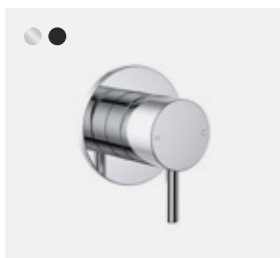
Please note colours are to be used as a guide only and may appear different in person. All imagery is illustrative only and features upgrade items including 40mm stone, select appliances and overhead cabinetry. Facade images are to be used as a guide only and may show decorative items not included in the base price including Category 2 brickwork (available as an upgrade option), coach lights, path, fencing, landscaping, timber windows and furnishings. Please note CGIs depict a 2550mm ceiling height. Contact your New Homes Consultant for house specific drawings to assist you in making your choice. Colour selections are subject to change without notice. Boutique Homes reserves the right to swap colours for a similar item if the item is discontinued by the supplier.

CLARK

Laundry quality inclusions



Laundry Sink Wall Outlet: Round



Wall Mixer: Round Pin



Clark Single 30L Flushline Tub with laminate cabinet & benchtop

Available in ● Chrome ● Matt Black



Please note colours are to be used as a guide only and may appear different in person. All imagery is illustrative only and features upgrade items including 40mm stone, select appliances and overhead cabinetry. Facade images are to be used as a guide only and may show decorative items not included in the base price including Category 2 brickwork (available as an upgrade option), coach lights, path, fencing, landscaping, timber windows and furnishings. Please note CGLs depict a 2550mm ceiling height. Contact your New Homes Consultant for house specific drawings to assist you in making your choice. Colour selections are subject to change without notice. Boutique Homes reserves the right to swap colours for a similar item if the item is discontinued by the supplier.

Upgrade packs

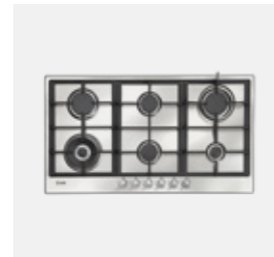
Kitchen appliance pack



ILVE IVG901X
900mm Canopy
Rangehood

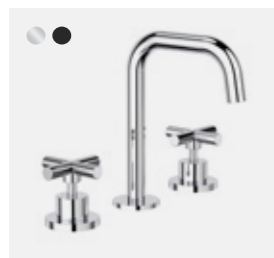


ILVE ILO994X
900mm Built-in Oven

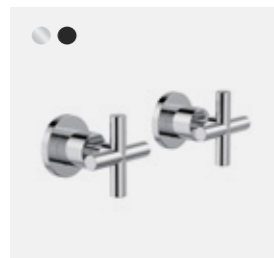


ILVE ILGP96X
900mm Gas Cooktop

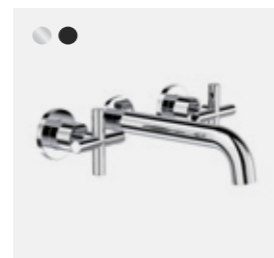
Cross tapware pack



Basin Mixer: Cross Basin
Set



Shower & Laundry
Mixer: Cross Wall Top
Assemblies

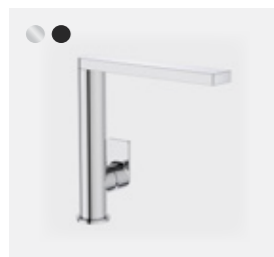


Bath Mixer & Wall Spout
Set 220mm: Cross



Inset Basin 3TH: Square

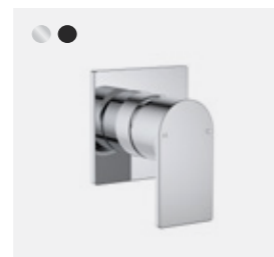
Round square pack



Kitchen Sink Mixer:
Round Square



Basin Mixer:
Round Square



Shower, Laundry & Bath
Wall Mixer: Round
Square



Bath Wall Spout Outlet
220mm: Square

Available in ● Chrome ● Matt Black

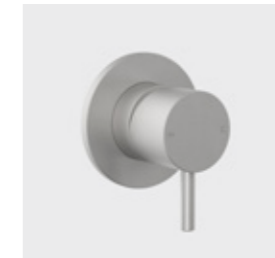
Round pin brushed nickel pack



Kitchen Sink Mixer:
Round Pin



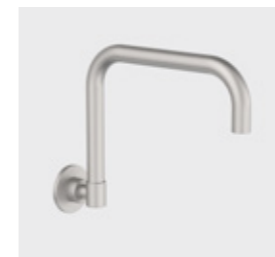
Basin Mixer: Round Pin



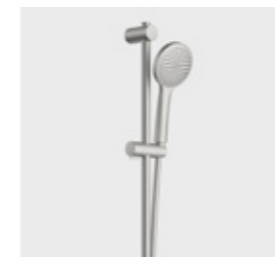
Shower, Bath & Laundry
Wall Mixer: Round Pin



Bath Wall Spout Outlet
220mm: Round



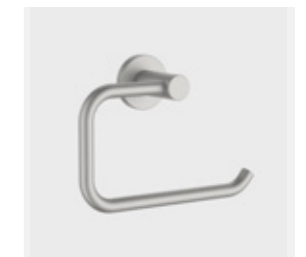
Laundry Spout Outlet:
Round Sink Swivel



Shower Rail: Round II



Single Towel Rail
600mm: Round



Toilet Roll Holder: Round



Basin Pop Up Plug
& Waste

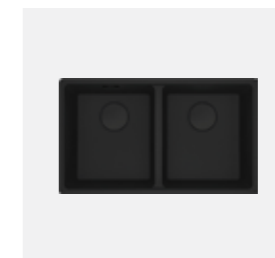
Matt black pack add on pack



Internal, Front Entry &
internal Garage Door
Handles: Element L3
Lever



Internal Sliding Door
Handles: Lockwood
Flush Pull Sliding



Kitchen Sink:
Maris Sink Double
Bowl Undermount
(Design Specific)

Non-pictured

- > Robe Frames
- > Single Towel Rail
- > Lincoln Sentry Margo 128mm Handles
- > Bottle Trap: Round
- > Pop Up Plug & Waste
- > Shower Grate
- > Front Entry Deadlock

● Matt Black

Additional upgrade options



ILVE CU89/90
900mm Concealed
Rangehood



ILVE 900SKMPI
900mm Built-in Oven



ILVE ILM905KX
900mm Gas Cooktop



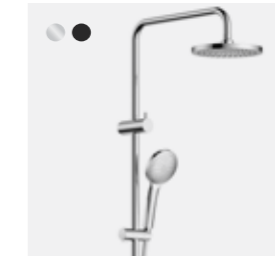
ILVE IVFSD61/1
Freestanding
Dishwasher



Shower Rail with
Overhead: Round II
Brushed Nickel



Shower Rail with
Overhead: Square II



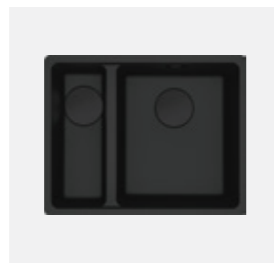
Shower Rail with
Overhead: Round II



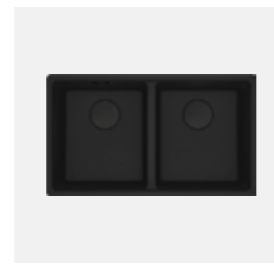
Bottle Trap: Eco Noir



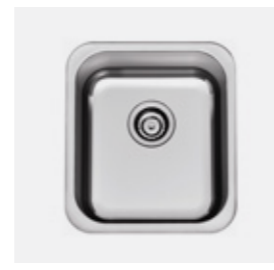
ILVE IV603BIM Built-in
Microwave Oven
Stainless Steel



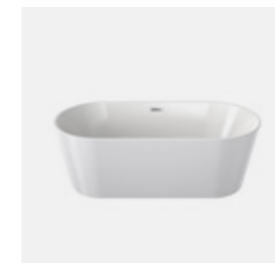
Kitchen Sink: Maris Sink
1.5 Bowl Undermount
(Design Specific)



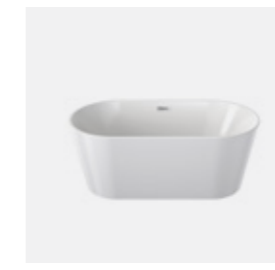
Kitchen Sink:
Maris Sink Double Bowl
Undermount (Design
Specific)



Kitchen Sink: Polar
Single Bowl Overmount



Freestanding Bath:
Round Freestanding
Bath 1600mm
(Design Specific)



Freestanding Bath:
Round Freestanding
Bath 1400mm
(Design Specific)



Toilet Suite: Round BTW



Toilet Suite: Stylus BTW



Kitchen Sink: Polar
Double Bowl Overmount



Kitchen Sink:
Monaco Single
Undermount



Kitchen Sink:
Monaco Double Bowl
Undermount



Double Towel Rail
600mm: Round
Brushed Nickel



Pop Up Plug & Waste



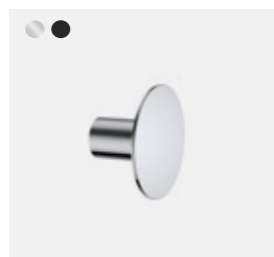
Clark Single 45L
Flushline Tub with
laminate cabinet
& benchtop



Margo Cabinetry Handle
135mm Matt Black



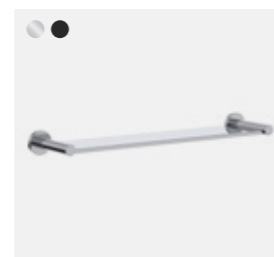
Robe Hook: Round



Wall Hook: Round



Toilet Roll Holder with
Shelf: Round



Metal Shelf: Round

Available in ● Chrome ● Matt Black

Electrical quality inclusions & upgrades

Quality inclusions



Floodlight – Amphis Jasper
Single Floodlight No Sensor,
Black

Upgrade options



Downlight – Amphis Architect 2,
White Surround 13W



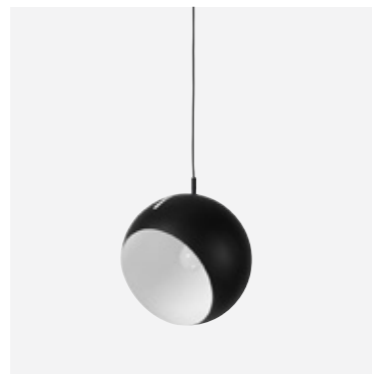
Fluoro – Amphis Solna Linear
20W



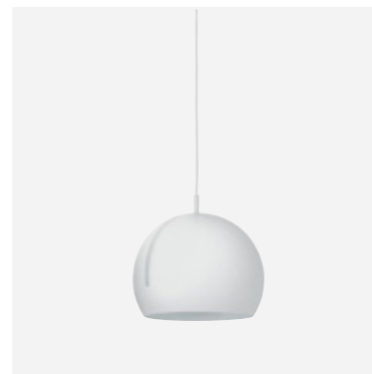
External Wall Light – Amphis
Avesta Single Wall Light, Silver



Step light (DS) – Amphis Lychee,
White



Pendant – Amphis Pivot
Round Pendant, Black



Pendant – Amphis Pivot
Round Pendant, White

Electrical upgrade options

Electrical upgrade packs

Option A

- > Architect 2 downlights to entry, living, kitchen, walk in pantry & dining
- > Amphis Lychee Light Step Lights (Double Storey only)

Option B

- > In addition to Option A
- > Downlights to porch, home theatre, lounge, home office, bathroom, laundry, powder room, outdoor living, rear / FF hallway
- > 2x 20W Solna Linear to garage
- > 2-way switch to walk in pantry, entry, FF hallway
- > 1x Powerpoint to home theatre, powder room, walk in pantry, kitchen island, living, garage, double external to outdoor living, master bedroom, master ensuite, retreat, bedroom 2, bedroom 3, bedroom 4, home office
- > 1x data point to home theatre, living, retreat, master bedroom, home office
- > 1x TV points to living, retreat, master bedroom
- > Wifi access point 1x for single storey & 2x for double storey
- > Amphis Lychee Light Step Lights (Double Storey only)

Option C

- > In addition to Option A
- > Downlights to porch, entry, living, kitchen, walk in pantry, dining, home theatre, lounge, home office, rear hallway, bedrooms 1, 2, 3, 4, bathroom, ensuite, laundry, powder room, outdoor living, rear / FF hallway, home office
- > 2x 20W Solna Linear to garage
- > 2x Powerpoint to home theatre, 1x laundry, 1x powder room, 2x walk in pantry, 1x kitchen island, 2x living, 2x garage, 1x double external to outdoor living, master bedroom, 1x master ensuite, 2x retreat, 2x bedroom 2, 3, 4, 2x home office
- > Wifi access point 1x for single storey & 2x for double storey
- > 2-way switch to walk in pantry
- > 3-way switch to entry, FF hallway
- > Data points to living, home theatre, retreat, master bedroom, home office, bedroom 2, 3, 4
- > TV points to living, retreat, master bedroom
- > Amphis Lychee Light Step Lights (Double Storey only)

Interior decorative lighting upgrades

- > Pendant Pack: 3x Pivot Round Pendant, White
- > Pendant Pack: 3x Pivot Round Pendant, Black
- > Pendant Provision: 3x batten & noggin for future pendants

Exterior decorative lighting upgrades

- > 2x Avesta Single Wall Light, Silver

Fibre & networking upgrades

- > Incoming point for HFC / FTTN / FTTC or
- > Fibre Prep Pack: can be used for NBN or Opticomm. Includes internal conduit, drawstring & powerpoint. Data & phone points included in GBB packs.
- > Antenna

Security upgrade

- > Security Pack: Bosch Solution 3000 Security Panel with icon keypad, Motion Sensors

Straight staircase

quality inclusions & upgrades

Quality inclusions

Standard Solid plaster wall.



Carpet to stairs and solid plaster wall to ground floor. Dwarf plaster wall with painted MDF capping to first floor return

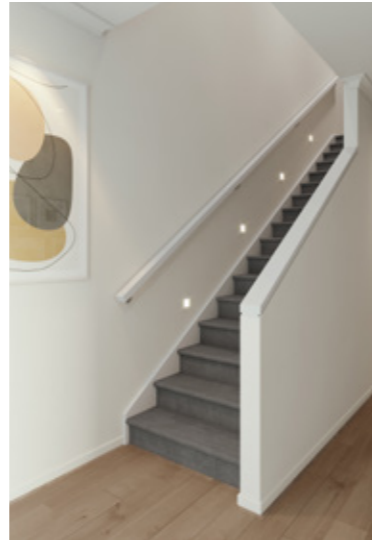
Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & painted



Upgrade option
Stair material Victorian Ash

Upgrade options

Santorini Dwarf plaster wall with painted MDF capping.



Dwarf plaster wall with MDF capping to full staircase including ground floor & first floor.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & painted



Upgrade option
Stair material Victorian Ash

Santiago Black steel rods with painted timber posts and handrail.



Feature balustrade to ground floor only, dwarf plaster wall with MDF capping to first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Handrail & wall rail
Round & painted



Upgrade option
Stair material Victorian Ash

Oslo Dwarf plaster wall with Victorian Ash drop down capping.



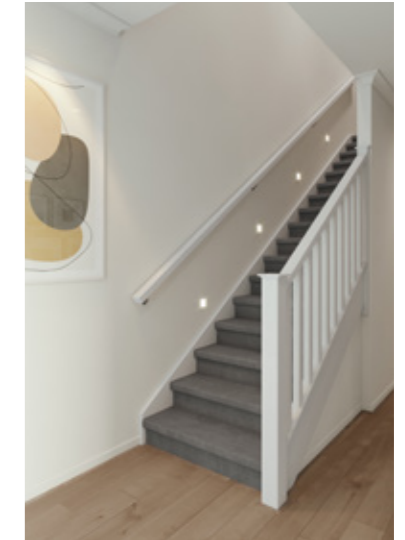
Feature balustrade to full staircase including ground floor & first floor.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & stained



Upgrade option
Stair material Victorian Ash

Hamptons 42mm square painted timber balusters and 90mm timber posts with flat caps.



Feature balustrade to ground floor only, dwarf plaster wall with MDF capping to first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Handrail & wall rail
Square & painted



Upgrade options
Stair material Victorian Ash or Victorian Ash with painted risers

U-shaped with open bottom staircase

quality inclusions & upgrades

Quality inclusions

Standard Solid plaster wall.



Carpet to stairs and solid plaster wall to ground floor. Dwarf plaster wall with painted MDF capping to first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & painted



Upgrade option
Stair material Victorian Ash

Upgrade options

Santorini Dwarf plaster wall with painted MDF capping.



Dwarf plaster wall with MDF capping to full staircase including ground floor & first floor.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & painted



Upgrade option
Stair material Victorian Ash

Santiago Black steel rods with painted timber posts and handrail.



Feature balustrade to ground floor only, dwarf plaster wall with MDF capping to first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Handrail & wall rail
Round & painted



Upgrade option
Stair material Victorian Ash

Oslo Dwarf plaster wall with Victorian Ash drop down capping.



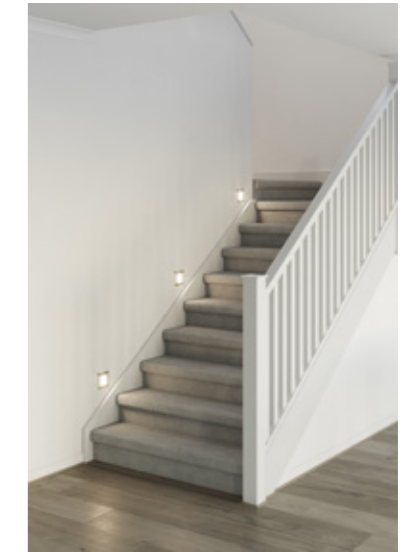
Feature balustrade to full staircase including ground floor & first floor.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & stained



Upgrade option
Stair material Victorian Ash

Hamptons 42mm square painted timber balusters and 90mm timber posts with flat caps.



Feature balustrade to ground floor only, dwarf plaster wall with MDF capping to first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Handrail & wall rail
Square & painted



Upgrade options
Stair material Victorian Ash or Victorian Ash with painted risers

U-shaped with closed bottom staircase

quality inclusions & upgrades

Quality inclusions

Standard Solid plaster wall.



Carpet to stairs and solid plaster wall to ground floor. Dwarf plaster wall with painted MDF capping to first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & painted



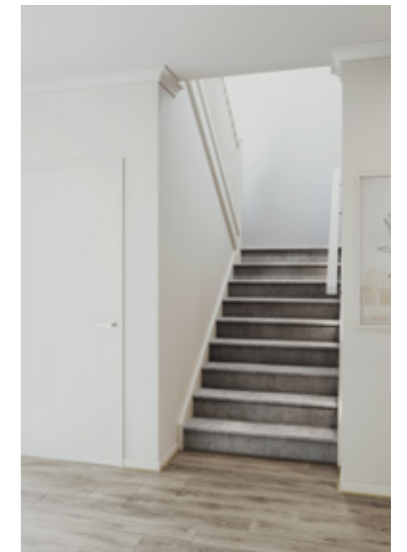
Upgrade option
Stair material Victorian Ash

Upgrade options

Santiago Black steel rods with painted timber posts and handrail.

Oslo Dwarf plaster wall with Victorian Ash drop down capping.

Hamptons 42mm square painted timber balusters and 90mm timber posts with flat caps.



Feature balustrade to centre run & first floor return.

Feature balustrade to centre run & first floor return.

Feature balustrade to centre run & first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Handrail & wall rail
Round & painted



Upgrade option
Stair material Victorian Ash

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & stained



Upgrade option
Stair material Victorian Ash

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Handrail & wall rail
Square & painted



Upgrade options
Stair material Victorian Ash or Victorian Ash with painted risers

L-shaped staircase

quality inclusions & upgrades

Quality inclusions

Standard Solid plaster wall.



Carpet to stairs and solid plaster wall to ground floor. Dwarf plaster wall with painted MDF capping to first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & painted



Upgrade option
Stair material Victorian Ash

Upgrade options

Santorini Dwarf plaster wall with painted MDF capping.



Dwarf plaster wall with MDF capping to full staircase including ground floor & first floor.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & painted



Upgrade option
Stair material Victorian Ash

Santiago Black steel rods with painted timber posts and handrail.



Feature balustrade to ground floor only, dwarf plaster wall with MDF capping to first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Handrail & wall rail
Round & painted



Upgrade option
Stair material Victorian Ash

Oslo Dwarf plaster wall with Victorian Ash drop down capping.



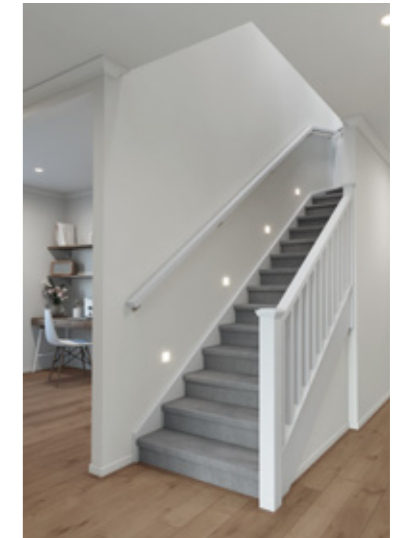
Feature balustrade to full staircase including ground floor & first floor.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & stained



Upgrade option
Stair material Victorian Ash

Hamptons 42mm square painted timber balusters and 90mm timber posts with flat caps.



Feature balustrade to ground floor only, dwarf plaster wall with MDF capping to first floor return.

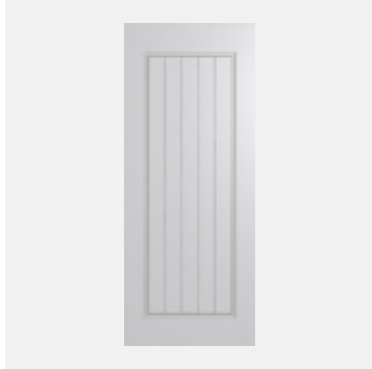
Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Handrail & wall rail
Square & painted



Upgrade options
Stair material Victorian Ash or Victorian Ash with painted risers

Door upgrade options

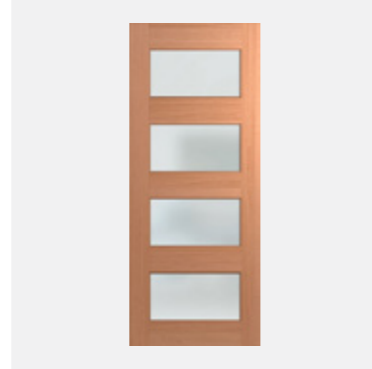
Entry door upgrades



Vaucluse XV18
(Includes Nexion Keyed lock with lever to front door)
Painted finish



Newington XN5 with translucent glazing
(Includes Nexion Keyed lock with lever to front door)
Painted finish

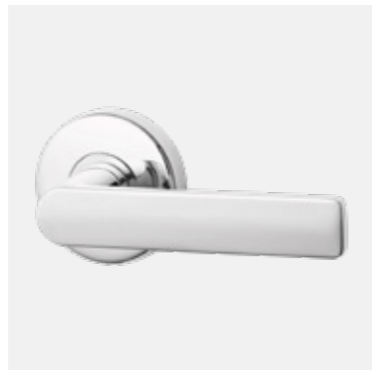


Savoy XS24 with translucent glazing and stained finish
(Includes Nexion Keyed lock with lever to front door)

Door furniture upgrades

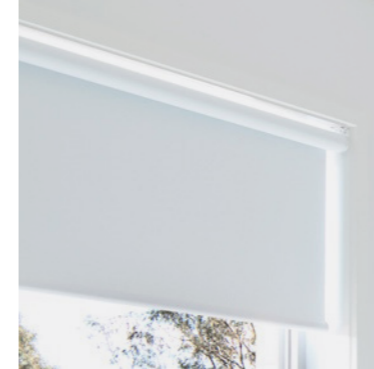


Element L3 Black Levers and matching deadlock



Element L3 Chrome Levers

Move-in upgrade options



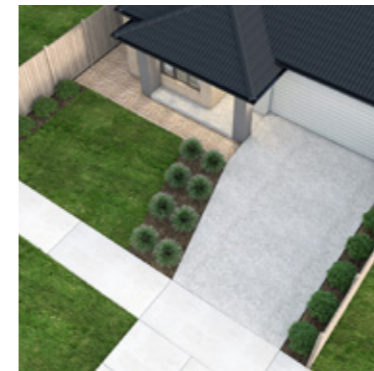
Single block out roller blinds to all windows & sliding doors (excludes front entry door, splashback windows & staircase windows)



Letterbox Corby in rendered finish



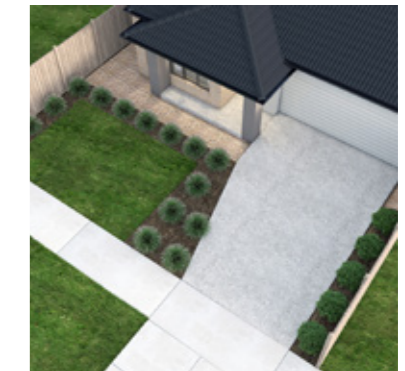
Clothesline Hills Supa Fold Duo



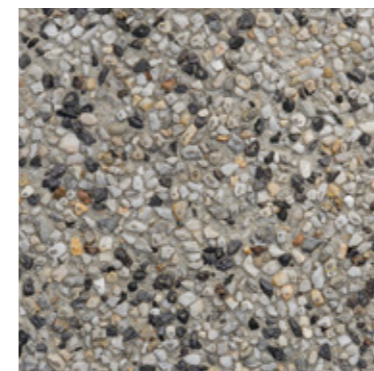
Landscaping Option 1



Landscaping Option 2



Landscaping Option 3



Exposed aggregate driveway, Beachside

Quality inclusions

Facade

- Stylish Modern facade with minimum 30% rendered feature, 450mm eaves with minimum 1500mm return (singles), 450mm eaves to entire top floor (doubles).
- Minimum 4m² Porch with integrated concrete slab and slim line awning windows (design specific).

Building and Construction:

- 25-year structural warranty.
- 12-month service warranty.
- Site levelling of all blocks with up to 300mm of fall over the building platform.
- Minimum 90mm stabilised MGP10 or above (superior machine grade pine included to reduce frame movement and ensure straighter walls).
- Concrete waffle pod slab – engineered designed class "M" concrete slab with min. SL72 fabric reinforcement. 310mm overall height. 300mm wide perimeter beams with 3-L11 trench mesh. 110mm wide internal ribs with one N12 bar.
- 100mm sewer grade PVC storm water system.
- Connection of services within the property boundaries to underground power, water, sewer, and gas if available with blocks up to 650m² with a maximum 6m front setback.
- Termite Management System Part A – including termite shields to all plumbing penetrations provided in line with any local authority requirements.

Energy Efficiency

- 6-Star energy efficiency based on any orientation or equivalent NCC Verification method V2.6.2.2 (standard floor plan).
- Premium insulation for all external walls with a minimum of R1.5 batts with foil wrap.
- Premium insulation for all ceilings with minimum R3.5 batts for year-round comfort (excluding garage ceiling).
- Draught weather seals to all external house accessed hinged doors.
- Rinnai hot water unit with 215L ground mounted tank and 2 x solar panels (product and solar orientation specific).
- Solar hot water system with storage tank, two roof mounted collectors (orientation specific) and continuous mains pressure gas booster.

Benefits include:

- Capture the suns clear, FREE energy to pre-heat your water.
- Reduce your energy consumption and carbon footprint.
- Reduce your power bills and minimise the impact of rising energy costs.
- Reliable supply of hot water in any weather or time of day.
- Enhanced frost protection (electronically controlled circulation of water to prevent frost damage).

Staircase

- Enclosed staircase with MDF tread and rises (for carpet finish), painted MDF handrail from builders' range to first flight and dwarf wall to first floor and painted stringers (design specific).

Heating and cooling:

- 3-Star gas ducted heating with programmable thermostat heating entire home.

Roof:

- Min 22.5-degree roof pitch on all homes (facade specific).
- Quality concrete roof tiles – selected from builders' standard category 1 range.

External

- Coloured metal fascia and barge, quad gutter, and rectangular downpipes. Barge board painted timber (design specific).
- Two external garden taps – front and rear.
- Brick infills over ground floor windows.
- Quality clay bricks, standard to single storey homes and the ground floor of double storey homes. Lightweight cladding material to the first floor of double storey homes, including above windows to the first floor.

Garage

- Double Smart Control Colorbond sectional garage door – one wall mounted control and 2 remote controls.
- Hinged external door to rear of garage.
- Hinged internal access door from garage to home.

Windows & External Doors

- Modern feature front entry door.
- Brickwork or rendered lightweight cladding (flush with rendered brick wall) above all garage door (design specific).
- Brickwork or lightweight cladding with render above all external doors and windows (design specific).
- Double glazed awning windows and sliding doors throughout the home (standard floorplan).
- Deadbolts on all external doors.
- Clear glazing to all WC, powder, bathroom and ensuite windows (design specific).
- Aluminium double-glazed external sliding door to laundry and outdoor living (design specific).
- Quality aluminium windows with locks and energy efficient weather seals to all openings.

Internal

- 2440mm high ceilings to ground floor of all homes and 2440mm high ceilings to first floor of double storey homes.
- Quality Dulux paint to ceilings, walls, doors, door frames, woodwork, eaves, and meter box. Two coat system included to internal walls only (including garage).
- 75mm cove cornice internally, timber quad cornice externally.
- 67mm skirtings and architraves (single bevelled MDF) throughout.

Internal Robes, Doors & Linen:

- 75mm air cushion door stops to external and internal doors.
- 2040mm high flush panel hinged interior doors throughout.
- Designer chrome passage lever set.
- Walk in robe with melamine shelf and double hanging rail or built in robe with 2040mm high single sliding doors, melamine shelf and single hanging rail.
- Linen cupboard with door and four white rows of melamine shelves.
- Privacy locks to all bathroom, WC and ensuite doors.

Flooring

- Quality carpet to bedrooms with 7mm underlay.
- Quality timber laminate flooring to entry and living areas.

Kitchen

- Westinghouse 900mm fan forced oven.
- Westinghouse 900mm gas cooktop.
- Westinghouse 900mm slide out rangehood.
- Provisions for future microwave and dishwasher.
- 20mm stone benchtops to both kitchen rear and island bench.
- Deluxe double bowl stainless steel sink.
- Tiled splashback (incl. behind rangehood).
- Clark chrome or matt black sink mixer to kitchen.
- Designer cabinetry handles.
- Walk in pantry with hinged door and four melamine shelves (design specific).
- White lined kitchen cupboards and drawers.
- Laminated kick rail to base cabinets.
- Overhead kitchen cabinetry (excluding above fridge).

Quality inclusions (continued)

Bathroom, Ensuite & Powder Room (Design Specific)

- > Laminate benchtops.
- > Double or single vanity to ensuite (design specific).
- > White lined cupboards.
- > Designer cabinetry handles.
- > Shower Frame:
 - > Master ensuite – 2000mm high Semi Frameless Shower Screen with 2-way door.
 - > Bathroom and additional ensuites – 2000mm high Semi-Framed 1-way door.
 - > Accessible bathroom – 2000mm high Semi-Framed Sill-Less 1 way door.
- > Showers with 2100mm high tiling, tiled shower base with tiled Hebel hob.
- > Ceramic floor tiling to floors of ensuites, bathroom, WC, and powder room with 100mm tiled skirting.
- > Polished edge mirrors above all vanity benchtops at 2100mm height.
- > Clark round or square basins throughout.
- > Clark chrome or matt black tapware throughout.
- > Clark chrome or matt black towel rail to bathroom, ensuite and powder rooms (design specific).
- > Clark chrome or matt black rail shower to ensuite and bathroom.
- > Clark chrome or matt black toilet roll holders to all WC.
- > White vitreous china toilet pan and cistern with soft close seats to all WC's.
- > Acrylic bath to main bathroom (design specific).
- > Exhaust fan to bathroom and ensuite over shower.

Laundry

- > Ceramic floor tiling to floors of laundry with 100mm tiled skirting.
- > 30L trough with laminate benchtop and cabinetry, including two hinged doors beneath.
- > 400mm high wall tiling to fill width of cabinet.
- > Concealed washing machine taps.

Electrical (design specific)

- > Light points as per plan.
- > Hardwired electronic smoke detectors.
- > Double power points throughout home (design specific).
- > One TV point including 7m of coaxial cable in roof space.
- > Approved electrical safety switch and circuit breakers to meter box.
- > Ceiling exhaust fans to bathroom, ensuite and powder rooms (design specific).

Upgrade options

Add doors (house specific)

- > Ensuite
- > Walk in robe (bed 1)
- > Ensuite passage
- > Home theatre
- > Study
- > Rear passage
- > Walk in linen
- > Walk in robe (bed 2 & 4)
- > Entry hallway to dining
- > Lounge

General upgrades

- > Built in camera and smart phone app to garage door
- > Fully rendered Hebel home
- > 2740mm high ceiling ILO 2590mm to single storey home or ground floor of a double storey
- > 2590mm and 2740mm ILO 2440mm to the first floor of a double storey home
- > Garage width extension. Option to include a rear roller door. Predetermined widths:
 - > 480mm
 - > 960mm
 - > 1560mm
 - > 3120mm (triple garage)
- > Obscure privacy glazing to wet areas
- > Additional windows
- > Kitchen splashback window
- > Butlers splashback window
- > Wider front door upgrade option

Internal upgrades

- > Soft close cabinetry throughout
- > Framed mirrored sliding robes to bedrooms 2, 3 & 4
- > Aluminium mesh flyscreens throughout
- > Square set cornice to living, kitchen, dining & entry
- > Bulkheads (house specific)
- > 2340mm high internal doors including front entry door
- > Outdoor capped gas point
- > Dulux Wash&Wear

Heating & cooling upgrades

- > Split systems to living room & master bedroom, includes doors to close off living (house specific)
- > Evaporative cooling to a single storey design or the first floor of a double storey
- > 5 Star heating unit upgrade with living areas zoned from bedrooms or ground floor zoned from first floor
- > Refrigerated add on cooling

Additional Kitchen upgrades

- > 40mm Caesarstone benchtop
- > 2 x banks of pot drawers
- > Overhead cabinetry above fridge
- > 20mm drop down finger pull to overhead cupboards

- > Kitchen island bench extension 900mm overall depth
- > Kitchen island dropped end panels (available with Caesarstone upgrade)
- > Capped cold water point to fridge space

Bathroom & Ensuite upgrades

- > 20mm Caesarstone benchtop
- > Shower niche
- > Additional shower rail (house specific)

Additional laundry upgrades

- > Laundry option #1 (refer to elevations doc)
- > Laundry option #2 (refer to elevations doc)
- > Laundry option #5 (refer to elevations doc)
- > Laundry option #11 (refer to elevations doc)

Elements

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