

THE ALORA – 3 CAR GARAGE (AS DISPLAYED)



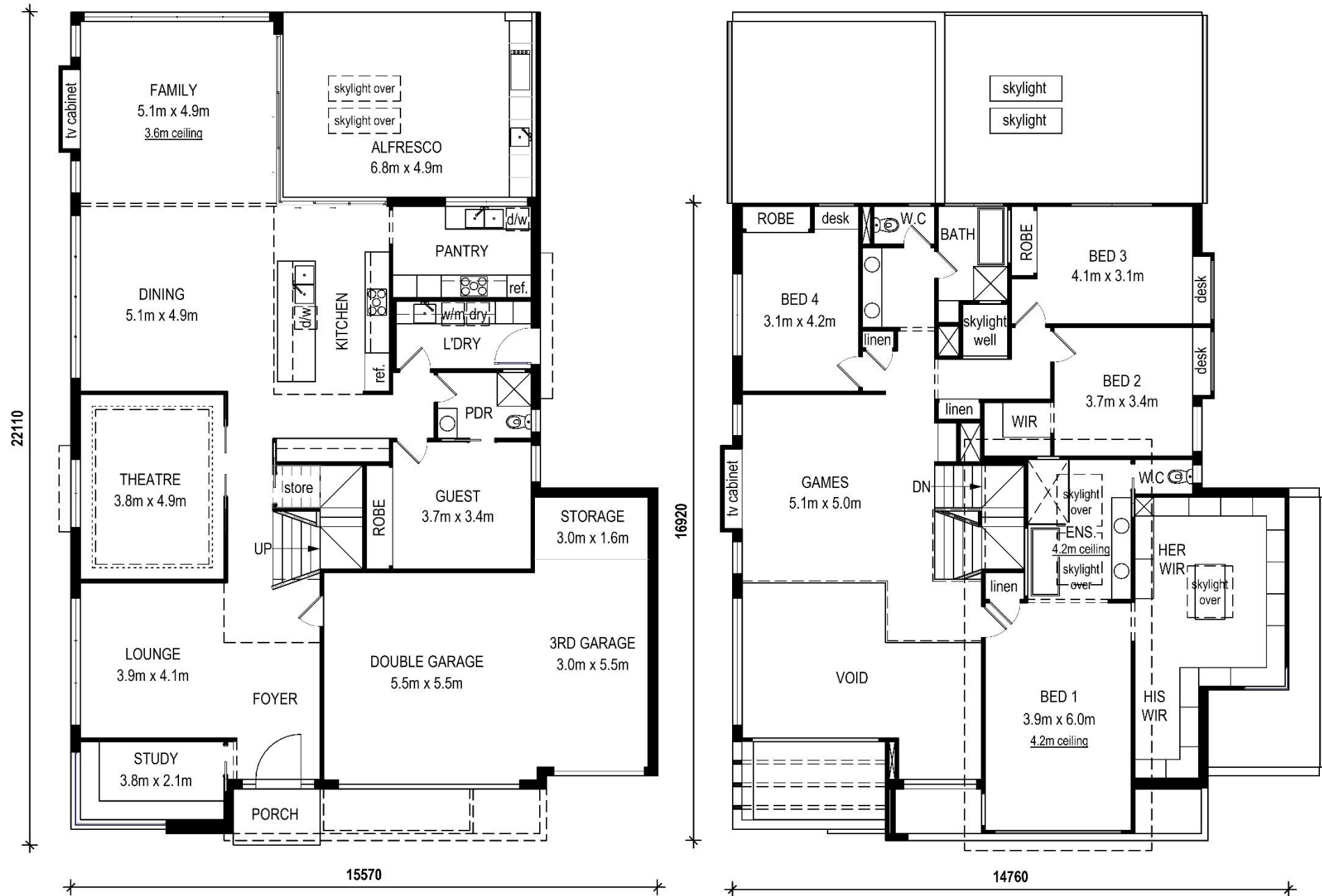
THE ALORA – DOUBLE GARAGE



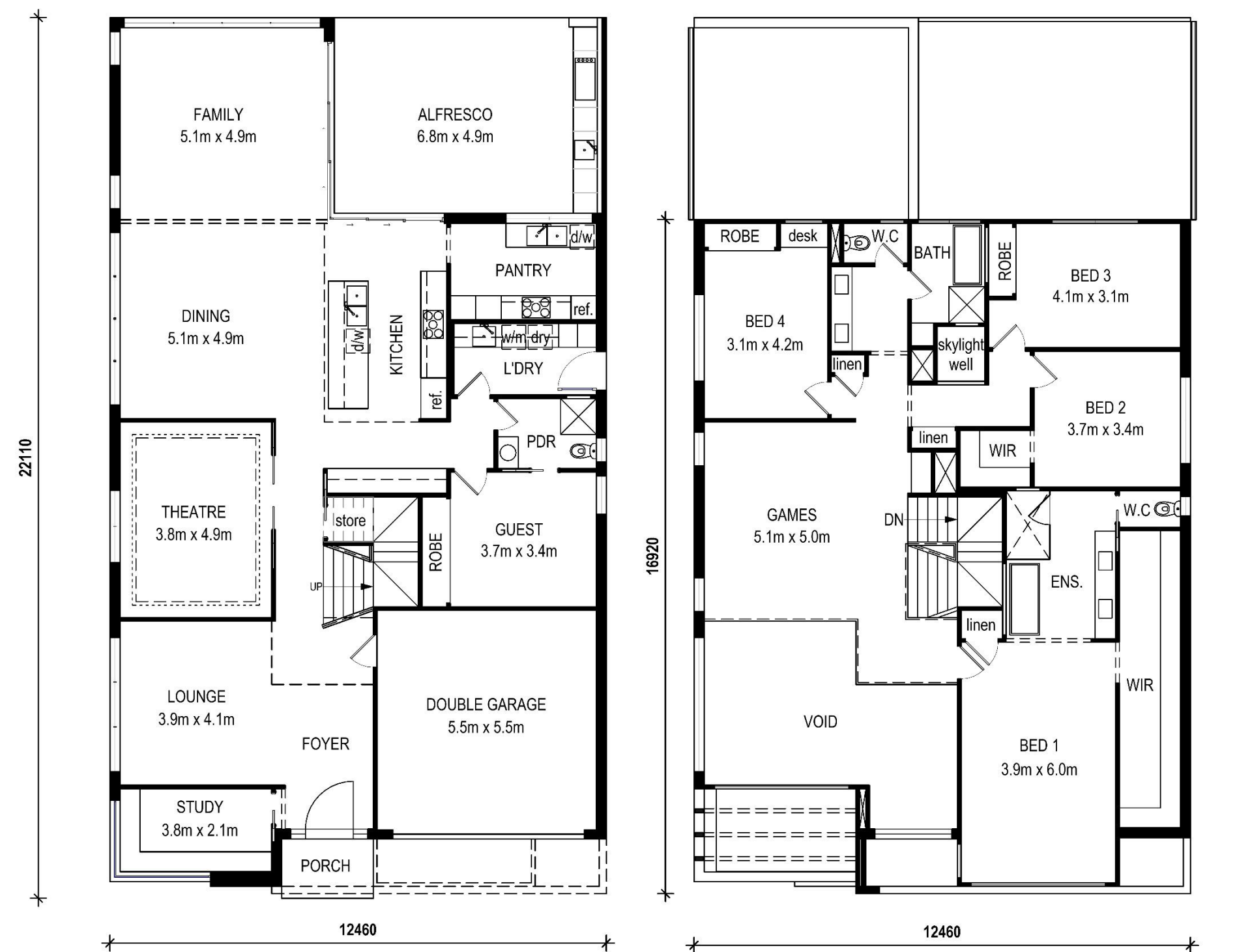
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THE ALORA 3 CAR GARAGE - (AS DISPLAYED)



THE ALORA – DOUBLE GARAGE



ALTERNATE FACADES



PROVINCIAL FACADE



GEORGIAN FACADE



MODERN FACADE



HAMPTONS FACADE

THE ALORA 3 CAR GARAGE INCLUDING ALORA INCLUSIONS AS DISPLAYED

DESIGN, PLANNING AND SITE SERVICES

- ✓ Detailed Contour survey. Included
- ✓ Council Development Application or Complying Development standard fees. Included

EXTERNAL

- ✓ Alora Façade including combination of Cement Rendered and painted finish, Architectural cladding & Castellated timber cladding, feature tiled walls to front and side of Study & front of Bed 1 walk in robe. Included
- ✓ Aluminium awning windows & stacking doors at 2.4m high if applicable including Low E smart SP10 clear glazing. Included
- ✓ Colorbond garage doors as displayed including automatic openers with 3 handsets to each door. Included
- ✓ Colorbond roof, fascia and gutter & pvc downpipes. Included
- ✓ 1.2m wide Aluminium front entrance door, transom and door furniture as displayed. Included
- ✓ Rinnai Instantaneous gas hot water unit as displayed. Included
- ✓ 3,000L above ground rainwater tank including pump and 3 Garden taps. Included

INTERNAL

- ✓ 2.7m(9ft) ceiling height to ground & first floor and 3.6m(12ft) high to Family room and 4.2m(14ft) to bed 1 and ensuite. Included
- ✓ Feature two storey skylight well to kitchen including opening skylight and remote as displayed. Included
- ✓ Plasterboard square set finish to ceilings throughout as displayed. Included
- ✓ Feature bulkhead to theatre and lowered ceiling over kitchen as displayed. Included
- ✓ 90mm skirting and architraves throughout as displayed. Included
- ✓ Internal doors at 2.3 metres high throughout as displayed. Included
- ✓ Lockwood door furniture as displayed. Included
- ✓ R3.0 insulation to ceiling and R2.0 to external walls. Included
- ✓ Mdf closed treads and risers to staircase for future floor finishes. Included
- ✓ Glass balustrading with square stainless steel top rail as displayed. Included
- ✓ Bed 1 walk in robe including custom joinery as displayed. Included
- ✓ Guest, bed 2,3,4 robes including 1x 600mm wide white melamine drawers/shelves and hanging rail. Included
- ✓ 4x White Melamine Shelves to Linen Cupboards. Included

GENERAL FLOOR COVERINGS

- ✓ \$40,000 provisional allowance for general floor coverings other than wet areas included. Included

KITCHEN

- ✓ Polyurethane/Polytec finish to drawers & doors including soft close mechanism, 40mm stone bench from Elandra range, 80mm stone waterfall edge to breakfast bench, mirror Splashbacks, Castellated timber cladding to breakfast bench, sink & sink mixer, led strip lighting under overhead cupboards and under breakfast bench as displayed. Included
- ✓ Smeg appliance package including oven, cooktop, rangehood and dishwasher as displayed. Included

PANTRY

- ✓ Polytec finish to drawers and doors including soft close mechanism, 40mm Stone Bench from Elandra range, tiled splashback, sink, sink mixer and led lighting under overhead cupboard as displayed. Included
- ✓ Smeg appliance package including oven, cooktop, rangehood, dishwasher and microwave as displayed. Included

LAUNDRY

- ✓ Polyurethane base & overhead cupboards/broom cupboard with soft close doors, 40mm stone bench from Elandra range, sink and sink mixer & tiled splashback as displayed. Included

BATHROOM, ENSUITE AND POWDER ROOM

- ✓ Polytec vanities including soft close drawers, 40mm stone benchtops from Elandra range, basins and basin mixers as displayed. Included
- ✓ Freestanding bath to bathroom and ensuite as displayed. Included
- ✓ Parisi In-wall toilet cisterns including pan & push buttons as displayed. Included
- ✓ Shower rails, mixers & bath spouts as displayed. Included
- ✓ Mirrors to all vanities as displayed. Included
- ✓ Fully Frameless glass shower screens to powder room, bathroom & ensuite as displayed. Included
- ✓ Towel rails to powder room, bathroom and ensuite as displayed. Included
- ✓ Toilet Roll holders to powder room, bathroom and ensuite as displayed. Included
- ✓ Exhaust fan to powder room, bathroom and ensuite. Included
- ✓ Ceramic floor and wall tiles to ceiling height to powder room, bathroom and ensuite with tile allowance up to \$70 per square metre retail price including GST from builders selected supplier. (floor & skirting tile only to vanity & wc area of bathroom). Included

ELECTRICAL

- ✓ Actron Air Classic Series CRA/EVA230 23.0kw unit including up to 15 outlets & 4 zones. Included
- ✓ Security Alarm system as displayed. Included
- ✓ Intercom system as displayed. Included
- ✓ 100x LED downlights supplied and fitted. 5 external light points only, 30x double power points and 6 single for appliances. Included
- ✓ 2x Tv, data, telephone points & Arteor light switches and power point covers throughout as displayed. Included

ALFRESCO

- ✓ Concrete slab, colorbond metal roof, fascia & gutter & Weathertex finish to Parapet, Bbq joinery including drawers & doors with soft Close mechanism, 40mm Stone bench from Elandra range, sink, sink mixer, tiled splashback, BBQ unit and full height cement rendered wall directly behind as displayed. Included

The following are not included in the above price as they are design specific and priced on application:- Recesses to side of Family, Games, Bed 2, 3 & 4 including TV cabinets and stone study benches respectively, Theatre Room TV cabinet, Study Joinery, Bar in games room, Hebel Power floor between two floors and skylights in bed 1 walk in robe, ensuite and alfresco.