

Parwan 23

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$653,874*

Lot 109 Copeland Road
Warragul

Lot Size:	482m²	**House Size:**	23.02sq
Lot Price:	$315,000	**House Price:**	$338,874

THIS PACKAGE INCLUSIONS :

- Easy Living Spec
- 2590 Ceiling Height
- 25 years structural guarantee
- Colour Concrete Drive away up to 20m2
- Engineered designed slab allowance - H Class with up to 300mm fall
- Ceiling Height - 2440 Ground Floor &First Floor
- Stone Benchtops to Kitchen
- 600mm Appliances
- Standard Tapware
- 3 Coat Haymes paint coat system
- Standard Carpet and underlay to all bedrooms, lounge room and secondary living area
- 3kw Solar Power panel system
- LED Designer Spec Lighting throughout
- All-electric heating, cooling and cooking.



Highmark Homes

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Highmark Homes



Easy Living Inclusions

SMART ESSENTIALS. BEAUTIFULLY INCLUDED.

A streamlined specification bringing together essential finishes, practical features and dependable inclusions for comfortable everyday living.





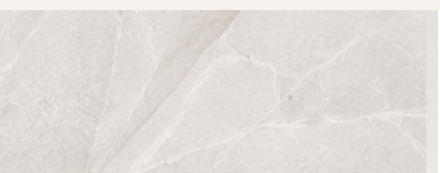




EASY
PRACTICAL DETAILS

CURATED
COLOUR OPTIONS

QUALITY
FINISHES



Inspired living

BY HIGHMARK HOMES

EASY LIVING

Before we build

The practical groundwork, approvals and services that prepare your home for a confident start.



PRE-CONSTRUCTION ITEMS

	COMPLETE
25 year structural guarantee	●
3 Month Maintenance Inspection	●
Soil report and contour survey from our independent Geotechnical engineers	●
Property service information	●
Preparation of working drawings, engineering design and engineering computations	●
7 Star and whole of home energy assessment	●
Building permit	●
Preparation of construction documentation	●
Builders warranty insurance	●
BAL Report (Bushfire Attack Level)	●
Developer approval (where applicable - may incur additional fees)	●

SERVICE CONNECTIONS

	COMPLETE
Service connections to sites up to 400m² to legal points within or adjacent site when up to 6m setback (Electricity, Gas, Sewer & Stormwater)	●
Single phase power connection with maximum run in of 6m	●
Dry water tapping (mains water)	●
NBN Provisions	●

FAÇADE & EXTERNAL FEATURES

	COMPLETE
Lightweight infills above all openings	●
COLORBOND® fascia and guttering	●
Builders range brand brick with natural colour mortar and rolled joint profile	●
22.5 Degree pitched roof	●
Concrete roof tiles	●
Sectional garage door with 2 x hand held remotes	●
Render Feature to Front Garage	●
Provide concrete paving to driveway and porch (Up to 20m²)	●
External brass garden taps with screw hose fitting to front and rear (location to be determined by Highmark Homes)	2
Rinnai gas continuous flow hot water system	●
Concealed plumbing excluding spa pump	●
100mm sewer grade pvc stormwater system	●

SITE CONDITIONS

	COMPLETE
Site excavation and vegetation scrape over the building platform, with up to 300mm fall.	●
Engineered designed slab allowance	H
Concrete pumping	●
Design materials to suit wind zones up to 'N2'	●
Provide temporary fencing as per regulations up to 400m² block	●



EASY LIVING

Designed for everyday living

Comfortable spaces, durable details and thoughtful features designed to work beautifully, every day.

INTERNAL FEATURES

	COMPLETE
Timber framing according to Australian Standards	●
Plasterboard lined internal walls and ceilings	●
Ceiling Height (Ground Floor/First Floor)	2440/2440
Internal Door Height	2040
Cove cornice throughout (design specific)	55
67mm x 18mm MDF architraves and skirting	●
Linen cupboard with 4 x white melamine shelves (design specific)	●
Broom cupboard with 1 x white melamine shelf (design specific)	●
Bedroom robes - Single melamine shelving to robes 1 x shelf and 1 x hanging rail	●

INTERNAL & EXTERNAL DOORS

	COMPLETE
Gainsborough front door and entrance set with single dead bolt	●
Painted external flush panel door to garage	●
Gainsborough locking door set to garage and laundry door (design specific)	●
Sliding doors to all bedroom robes (design specific)	Vinyl
Flush panel hinged door with cushion stops	●
Lever door handles to all bedrooms	●
Front Entry Feature door builders range based on façade design	●
Weather seal to house/garage internal access door and external hinged garage door (design specific)	●

WINDOWS / SCREENS

	COMPLETE
Powder-coated aluminium frame windows designed to meet 7-Star Energy Rating requirements.	●
Locks to all windows and external sliding doors	●

EASY LIVING

The heart of your home

A coordinated palette of practical surfaces, designer selections and easy-care finishes for the spaces you use most.



KITCHEN

	COMPLETE
Bench top to cupboards	20mm Stone
Double bowl kitchen sink (design specific)	●
Oven and cooktop (design specific)	600
Rangehood (design specific)	600
Tapware Range	Standard
Under bench microwave provision and 1 x nest of pot drawers (microwave not included) (design specific)	●
Pantry with 4 x white melamine shelves (design specific)	●
Overhead cupboards (design specific)	●
Laminate kitchen cabinetry matte finish	●
Tiled splashback over bench behind cooktop	●

BATHROOMS

	COMPLETE
Above counter basins to bathroom and ensuite	●
Bench top to cupboards	Laminate
Closed coupled toilet suite	●
4mm polished edge mirror above vanity cabinets	●
Shower screen with pivot door (design specific)	●
900mm x 900mm tiled shower base to bathroom and ensuite	●
White acrylic bath (design specific)	●
Tapware Range	Standard
Single Chrome towel rail to bathroom and ensuite	●
Chrome toilet roll holder to bathroom and ensuite	●

CABINETRY

	COMPLETE
Laminate selection base with overhead cabinetry, kick boards, end panels and rear panels 1 x colour matte finish	●
Melamine carcasses with melamine shelving	●
Cabinet handles	●

LAUNDRY

	COMPLETE
Designer 45 Litre stainless steel laundry trough with cabinet and bypass (design specific)	●
Single chrome flick mixer to laundry tub from tapware range	Standard
Washing machine connections inside trough cabinet including chrome washing machine stops	●

FLOORING

	COMPLETE
Tiled floors to main living areas and all wet areas (design specific)	●
Carpet and underlay to all bedrooms, lounge room and secondary living area (design specific)	Standard



EASY LIVING

Comfort, colour & finishing touches

The finishing details that make your home comfortable, coordinated and ready to live in.

SOLAR & ELECTRICAL

	COMPLETE
3kW Solar PV panel system	●
Lighting throughout (design specific)	LED
Single LED strip to garage	●
Light adjacent main entry	LED
Flood Light	1
Double power points throughout - single power points to appliances (design specific)	●
TV Points (design specific)	1
Exhaust fan externally vented from bathroom and ensuite	●
White cover plates to switches and power points	Standard
Hardwired smoke detectors with battery backup (design specific)	●
RCD safety switch and circuit breakers to meter box	●

HEATING & COOLING

	COMPLETE
Gas ducted heating for houses with pitched roofs. (For flat roof homes heating type TBC design)	●
Outlets to Main Living Areas & Bedrooms	●

INSULATION

	COMPLETE
Insulation as per energy report	●
R2.0 batts to external walls (excludes garage)	-
R3.5 batts to ceiling (excludes garage)	-
Full sisalation wrap to external side of frame	●

PAINT

	COMPLETE
Haymes paint coat system based on one colour throughout and one ceiling colour throughout	3 Coats
Haymes paint coat external painted areas timber top acrylic	3 Coats

MISCELLANEOUS

	COMPLETE
2-hour colour selection appointment	●
Final site & house clean on completion	●

Inclusions noted as design specific are determined by the selected home design. Final contract plans and specifications take precedence.