

# Tambo 20

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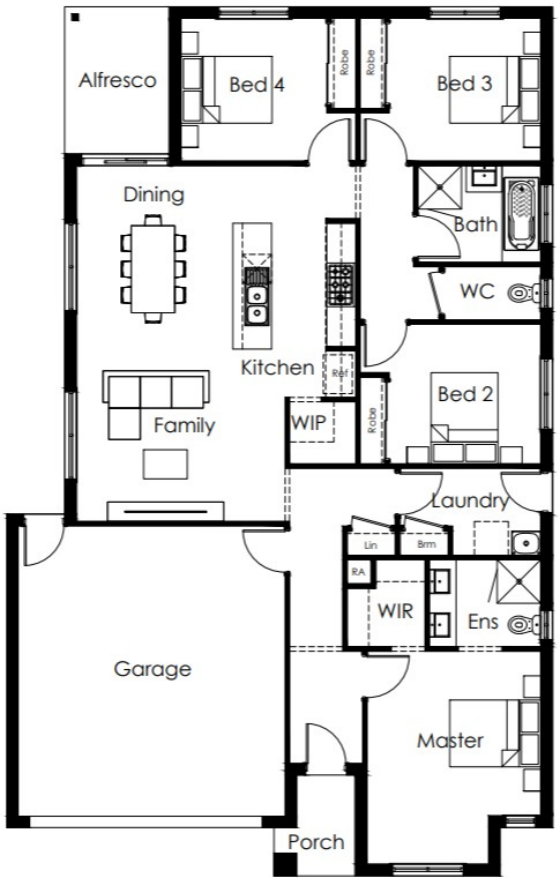
# $625,706*

## Lot 102 Copeland Rd
## Warragul

| | | | |
|---|---|---|---|
| **Lot Size:** | 491m² | **House Size:** | 19.71sq |
| **Lot Price:** | $317,000 | **House Price:** | $308,706 |

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
- 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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This house and land and package has not been constructed. It is correct at the time of advertising and is subject to change without notice. Pricing correct at time of publication, but subject to change without notice due to (not limited to) land delays, site conditions and regulation changes. Illustrations may depict some upgrade options and landscaping that are not included in Highmark Homes inclusions indicated. "Fixed" pricing means that, subject to the terms of this disclaimer and any changes requested by the client, the price advertised will be the price contained. All plans and facades are indicative conceptions and are not intended to be an actual depiction of the building, fencing, paths, driveways or landscaping and are not necessarily to scale. All dimensions are approximate, refer to contract documentations for details. Working drawings take precedence over brochure. Subject to DA & STCA.

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.





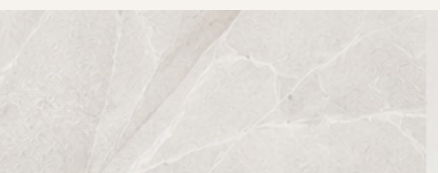




**EASY**
PRACTICAL DETAILS

**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.