

INCLUSIONS BROCHURE

# ORION

*Braybrook*

# A warm welcome

Orion's stunning homes exude warmth and sophistication with highly considered materials and contemporary design. With sun-lit outdoor space, lush greenery and a garage, Orion boasts every element of the ideal home.

## 1. Façade

Combination of brick veneer, rendered finish and feature cladding

## 2. Windows

Powder coated aluminium windows with locks

## 3. Balcony

Powder coated aluminium external patio sliding doors with keyed locks

## 4. Front door

Semi solid core door with weather seals

## 5. Garden

Landscaped garden bed with planting and turf (where applicable)

## 6. Lights

External wall light

## 7. Letterbox

Letterbox with street number (Letterbox design to change)

## 8. Garage

Garage door, sectional panel lift

## 9. Rendered façade

Coloured rendered finish



## Not shown

Timber paling fence for side & rear boundaries · Front fencing (where applicable)

# Heart of the home

Bright and spacious kitchens are perfect for entertaining. Generous stone benchtops, abundant storage and high-quality joinery make cooking, hosting and living a breeze.



Artist impression - Subject to change, house type shown: Luna, light colour scheme

## 1. Flooring

Porcelain floor tile

## 2. Benchtop

20mm reconstituted stone benchtop

## 3. Sink

1 ½ bowl top-mount stainless steel sink with chrome mixer (WELS 4 star, 7.5L/min)\*

## 4. Joinery

Laminate feature joinery

## 5. Cabinets

Overhead laminate joinery

## 6. Windows

Mirror splash-back or window depending on house type

## 7. Cooktop

650mm European stainless steel  
4 burner gas cooktop

## 8. Rangehood

530mm European stainless steel  
concealed rangehood

## 9. Lighting

LED downlights

## Not shown

600mm European stainless steel built in oven with black glass - 600mm European stainless steel dishwasher (WELS 5 star, 11.3L per wash)\*

\*Full WELS information for WELS product will be provided prior to settlement.

Final WELS products will be equal to or more efficient than the specified star rating and flow rate.

# A refreshing setting

Beautiful bathrooms are crafted with exceptional materials to create a refreshing and uplifting aesthetic—the perfect setting to start and finish each day.

## 1. Flooring

Porcelain floor tile

## 2. Bath

White bath (where applicable)

## 3. Vanity

Acrylic polymer vanity & benchtop

## 4. Tap wear

Chrome wall spout (WELS 6 star, 4L/min)\*

## 5. Mirror

Frameless wall hung mirror cabinet

## 6. Glass

Glass semi frameless shower screen

## 7. Storage

Feature laminate cupboard under sink

## 8. Lighting

LED downlights

## 9. Shower

Chrome shower shelf



Artist impression - Subject to change, house type shown: Dawn and Fresco, light colour scheme

## Not shown

White ceramic toilet suite (WELS 6 star, 4L/min)\* · Single chrome robe hook · Chrome double towel rail · Chrome toilet roll holder · Chrome finish shower rose (WELS 3 star, 8L/min)\*

\*Full WELS information for WELS product will be provided prior to settlement.

Final WELS products will be equal to or more efficient than the specified star rating and flow rate.

# Simply stunning

Orion's spacious living rooms brim with warmth and elegance. Generous sliding doors open onto a beautiful balcony, welcoming abundant natural light and air to create a bright and beautiful living space.



Artist impression - Subject to change, house type shown: Luna Corner 1, light colour scheme

## 1. Carpet

Wool & nylon blend carpet with underlay

## 2. Lighting

LED downlights

## 3. Flooring

External tiles on balcony

## 4. Windows

Powder coated aluminium windows with lock

## 5. Doors

Powder coated aluminium external patio sliding doors with keyed locks

## 6. Balcony

Glazing and coloured rendered finish balustrade



# Fixtures, fittings & finishes

## GENERAL

### Design

Combination of brick veneer, rendered finish and feature cladding  
Termite protection to Australian Standards

### Energy rating

Dwellings are to achieve a 6 star energy rating using an approved rating tool and energy rating software program

### Heating/cooling

Reverse-cycle split system heating/cooling to living & main bedroom

### Windows

Powder coated aluminium with window locks & keyed locks to all external patio sliding doors  
Flyscreens on openable windows

### Front entry door

Semi solid core door

### External doors

Weather seals to be provided to external doors

### Ceiling height

2700mm on living area floor  
2550mm all other floors

## INTERIOR FINISHES

### Walls/ceilings

Low sheen paint finish to walls  
Semi gloss acrylic to architrave and skirting  
Ceiling white to ceilings

### Internal doors

Semi-gloss acrylic paint finish

### Door furniture

Internal – lever door handles in satin chrome finish  
Bathroom/ensuite/WC – privacy lever handles in chrome finish  
Entry door – lever door handle double cylinder deadbolt

### Floor coverings

Lifestyle:  
Living area, bedrooms, stairs & upstairs hallway – carpet  
Kitchen, bathroom, laundry– floor tiles

Premium:<sup>\*</sup>  
Bedrooms, stairs & upstairs hallway – carpet  
Bathroom, laundry – floor tiles  
Main living area, kitchen – engineered timber floor

## LINEN

### Linen cupboard

Linen store with shelves (where applicable)

## KITCHEN

### Cabinets

External – laminated cabinets & cabinet doors  
Internal – melamine carcass & shelves

### Tiles

Porcelain wall and floor tiles

### Benchtops

20mm reconstituted stone

### Splashback

Mirror splashback or window depending on house type

### Sink

1 1/2 bowl stainless steel sink

### Tapware

Chrome sink mixer (WELS 4 star, 7.5L/min)\*

### Appliances

Lifestyle:  
600mm stainless steel built-in oven with black glass  
650mm stainless steel 4 burner cooktop  
530mm stainless steel range hood  
600mm stainless steel door dishwasher (WELS 5 Star, 11.3L/wash)\*

Premium:<sup>\*</sup>  
900mm stainless steel built-in oven with black glass  
900mm stainless steel 4 burner cooktop  
850mm stainless steel range hood  
600mm stainless steel door dishwasher (WELS 5 Star, 11.3L/wash)\*

## STAIRWELL

### Stairs

Carpet

### Balustrade

Timber frame with a timber handrail on one wall

## ELECTRICAL

### Double power points

Main bedroom x 3  
Secondary bedrooms x 2  
Living areas x 3  
Kitchen x 3  
Wet areas x 1

### Single power points

Main bedroom x 1 next to TV point  
Microwave space x 1  
Rangehood x 1  
Fridge space x 1  
Dishwasher x 1  
Cooktop x 1  
Oven x 1

### Smoke alarm

Smoke alarms to Australian standards

### Telephone point

Kitchen x 1  
Living x 1  
Main bedroom x 1

### Data

Living x 1  
Kitchen x 1  
Main bedroom x 1

### TV antenna

Digital TV antenna calibrated to receive local free-to-air TV signal

### Free-to-air TV points

Living x 1  
Main bedroom x 1

### NBN

Provisions for installation of NBN hub & wired connections

### Light fittings

Internal – LED downlights  
External front – LED up/down light  
External rear – wall mounted LED  
Garage – fluorescent light

### Exhaust fan

Ducted exhaust mounted to bathroom, ensuite, laundry & powder room where no external ventilation is available

### Door bell

Hard wired door bell

\*Full WELS information for WELS product will be provided prior to settlement. Final WELS products will be equal to or more efficient than the specified star rating and flow rate.

<sup>\*</sup>Premium only available on lots 1039, 4001, 4007, 4008, 4009, 4010, 4011, 4012, 4013, 4014, 4015, 4016, 4017, 4018, 4051, 4054, 4055, 4057, 4058, 4059, 4060, 4061, 4062, 4063, 4064, 4065, 4066, 4067, 4068, 4069, 4070, 4071, 4072, 4073, 4074, 4075, 4076 and 4077.



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