

INCLUSIONS BROCHURE

ORION

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 aluminum 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 aluminum 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, ground floor
2550mm, first floor

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

Living areas, bedrooms, stairs & upstairs living – wool & nylon blend carpet
Kitchen, bathroom, laundry – floor tiles

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

600mm European stainless steel built-in oven
650mm European stainless steel 4 burner cooktop
530mm European stainless steel rangehood
600mm European stainless steel door dishwasher (WELS 5 star,)*

STAIRWELL

Stairs

Carpet

Balustrade

Timber frame with a timber handrail on one wall

ELECTRICAL

Double power points

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

Single power points

Bedroom 1 x 1 next to TV point
Microwave space x 1
Rangehood x 1
Fridge space x 1
Dishwasher x 1

Smoke alarm

Smoke alarms to Australian standards

Telephone point

Kitchen x 1

Data

Living (TV point) x 1
Kitchen x 1
Master 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
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

*"Impeccable quality
comes standard"*

Call 13 52 53
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