

UNIQUE TOPAZ AS DISPLAYED INCLUSIONS

- Acrylic render to entire house externally (excluding Garage zero lot wall and internal walls of Garage)
- External tile cladding from Builders Elegance range to 37c high pier and 44c high pier to Front Elevation
- Aluminium cladding from Builders Elegance range to sections of Front Elevation
- 30c high 10mm plasterboard ceiling to Garage to suit skillion roof
- Hardiflex raked ceiling with black negative detail joining strip to Alfresco
- Gyprock lining to all internal walls (excluding Garage and full height wall tiling areas)
- Aluminium cladding from Builders Elegance range to section of Front Entry Passage
- 28c high double 990mm wide aluminium single lite (clear glass) doors and frame with lever handle to Front Entry
- 28c high aluminium stacker style sliding doors to Family/Meals/Alfresco and 28c high aluminium sliding doors to Audio Visual and Laundry
- 28c high head to all windows
- 2340mm high internal, Garage/Entry and Rear Garage doors and frames
- Builders upgrade range metal door frames internally and to Rear Garage
- Corinthian Deco range solid door to Garage/Entry
- M&B Brentwood (translucent glazed) door to Laundry
- Double cavity sliding door frame and doors with Gainsborough Circular cavity slider passage sets to Audio Visual
- Corinthian Deco range doors elsewhere internally
- Builders upgrade range internal door furniture
- Della Vita Luxury Corner Kitchen
- Maximum one Della Vita stone colour allowed for to Kitchen
- Maximum one stone colour allowed for to Ensuite, Bathroom and Laundry
- Builders standard range 20mm thick waterfall end allowed for to Laundry
- 30mm recessed finger groove handles to Ensuite, Bathroom and Laundry cabinetry
- Mirrored splashback to Kitchen & Laundry from Builders standard range
- One corner hinge to Laundry overhead cupboards
- One bi-fold door, one laminated linen cupboard and one broom cupboard to Laundry cupboards
- Tiled low wall between Ensuite shower and vanity
- Tiled low wall between Bathroom shower and vanity and tiled ledge to Bathroom shower
- One set of two drawers to Ensuite vanity and Bathroom vanity
- 10mm thick frameless clear glazed fixed shower screen panel to Ensuite and Bathroom
- 1200mm high frameless mirror with chrome dome fixings to Ensuite
- 1370mm high frameless mirror with chrome dome fixings to Bathroom
- Builders Topaz range plumbing fixtures and fittings (with undermount trough to Laundry)
- Builders Topaz range toilet roll holders and towel rails
- Mirrorline Supa White Kote sliders to Bedroom 2 robe and Bedroom 3 robe
- Built-in shelving system to Bedroom 2 robe and Bedroom 3 robe
- Upgrade laminate colour to Master Suite Built In Robe System (includes tall cabinets and overhead cupboards, no allowance for bedside tables or headboard)
- Lock and viewing panels to both meter boxes
- 6 star gas continuous flow 26L hot water system

WHICH SPECIFICATION? DISPLAY ELEGANCE ESSENTIALS

ELEGANCE/ESSENTIALS SPECIFICATIONS

	ELEGANCE	ESSENTIALS
Standard inclusions		
Home Owners Indemnity insurance	•	•
H.I.A. fixed Building Contract	•	•
6 Star compliant home	•	•
4 month maintenance period	•	•
Re-Peg to site (to new subdivisions)	•	•
Contour survey completed on your block	•	•
Building Permit and Water Corporation application fees included	•	•
Termite treatment and certificate	•	•
R4.0 ceiling insulation to home including Garage	•	•
Double clay brick construction	•	•
2 course Blueprint Homes range external face bricks	•	•
Rolled brick joints in cream mortar	•	•
Your choice of full COLORBOND® metal roof range	•	•
COLORBOND® fascia, downpipes and slotted gutters	•	•
25° roof pitch as standard	•	•
H2 treated roof timbers	•	•
Quality Dowell powder-coated aluminium sliding glass doors	•	•
Quality Dowell powder-coated aluminium breeze lock windows	•	•
Flyscreens to all aluminium opening windows and sliding doors	•	•
Metal corner plaster beads to all internal trafficable corners (excludes sliding door, window and front door reveals)	•	•
Quality Gainsborough lever door handles to internal doors	•	•
European inspired mixers throughout	•	•
A.B.S. edges to laminated cupboard doors and drawers	•	•
Shelf and rail to minor Bedroom robes	•	•
Walk-in or Built-in Pantry with 4 white lined shelves (as per plan)	•	•
Walk-in or Built-in Linen with 4 white lined shelves (as per plan)	•	•
Painting specification includes: ceilings and cornice, doors and door frames, eaves, woodwork and meterbox	•	•
Dishwasher provision with cold tap and single power point	•	•
Future connect pack including TV, phone and internet point	•	•
Double power points throughout excluding Garage and appliance locations	•	•
3 external, 1 Garage ceiling and ample internal light points	•	•
Hard wired smoke detectors	•	•
2 safety switches	•	•
2 external garden taps	•	•
Feature front elevation (as displayed)	•	
Double Garage with 31c high 10mm plasterboard ceiling and concrete hardstand	•	
Builder's Elegance range custom auto sectional door to Garage as displayed with 3 controllers	•	
Up to 6m long full width paved Driveway, Verandah/Portico/ Porch, Alfresco and 1m wide path (from Builder's 60mm Elegance range) (with exception of rear Garage designs which include a 2m long Driveway as standard)	•	
Painted sand finish rendered to front elevation	•	
Double Garage with 25c high Hardiflex ceiling with MDF scotia and concrete hardstand	•	
Builder's Essentials range COLORBOND® auto sectional door to Garage with flush fit pelmet and track system and 3 controllers	•	
Up to 6m long full width paved Driveway, Verandah/Portico, Alfresco and 1m wide path (from Builder's 60mm Essentials range) (with exception of rear Garage designs which include a 2m long Driveway as standard)	•	
31c high ceilings as displayed	•	
3c recessed 10mm plasterboard ceiling to Alfresco	•	
Feature glass hinged 1200 entry door to front entry	•	
Gainsborough Omni pull handle entry set to front entry door	•	
Gainsborough Trilock door hardware to Garage entry and rear Garage doors	•	
Solid Duracote doors to Garage entry and Rear Garage	•	
Feature glass front entry door to front entry	•	
Quality Gainsborough deadlock and lever entrance set to Front Entry and Garage entry doors	•	
Solid Duracote door to Garage entry	•	
Quality Whitekote or Mirrored sliders to robes	•	
Built-in shelving system to Master Suite walk-in robe (as displayed)	•	
Door and frame to robes in minor Bedrooms	•	
Shelf and rail to Master Suite walk-in-robe	•	

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	ELEGANCE	ESSENTIALS
Shelf and rail to minor Bedroom robes		•
Builders Elegance range cornice throughout internally and to Garage (as displayed)	•	
Clipsal Iconic light switches and power points from Builder's Elegance Range (Clipsal 2000 series to face brick areas)	•	
5 star gas storage 160ltr hot water system	•	
5 star gas storage 130ltr hot water system		•
Choice of quality handles from Builder's Elegance range to all cupboards	•	
Choice of quality handles from Builder's Essentials range to all cupboards		•
Soft closing cabinet doors and drawers as standard	•	•
Kitchen		
20mm stone benchtops to Kitchen	•	
Electrolux 900mm black ceramic glass gas hot plate	•	
Electrolux 600mm black stainless steel multi-function electric oven/s or Electrolux 900mm black stainless steel multi-function electric oven (as displayed)	•	
Elegance range 900mm canopy style rangehood (flumed) or Elegance range 800mm concealed rangehood (flumed) (as displayed)	•	
European inspired double bowl undermount stainless steel sink with mixer	•	
Pot drawers to Kitchen (as displayed)	•	
Overhead cupboards (as displayed)	•	
Square postformed laminated benchtops to Kitchen	•	
Westinghouse 900mm stainless steel gas hot plate with wok burner	•	
Westinghouse 900mm stainless steel multifunction electric oven or Westinghouse 600mm multifunction electric oven	•	
900mm canopy style rangehood (flumed)	•	
1000mm wide splashback tiling between hotplate and rangehood	•	
European inspired 1¼ bowl single drainer stainless steel sink with mixer	•	
Laundry and Bathrooms		
European inspired dual flush china toilet suite with 4 star rating and soft close seat	•	•
Automatic washing machine taps	•	•
Full height wall tiling to Ensuite, Ensuite WC, Bathroom and Main WC	•	
2m high tiling to Bathroom and Ensuite shower recess	•	
Floor tiling to Bathroom, Ensuite, WC's and Laundry	•	•
European inspired chrome double towel rails and toilet roll holders	•	•
European inspired gooseneck with round or square rainhead shower or ceiling mounted round or square rainhead to Ensuite	•	
European inspired gooseneck with round or square rainhead shower to Bathroom	•	
20mm stone benchtops to Bathroom, Ensuite and Laundry	•	
Overhead cupboards to Laundry	•	
European inspired 45ltr china trough and cabinetry to Laundry	•	
Clear glazed semi-frameless shower pivot door to Bathroom and Ensuite		N/A
European inspired above counter china basins to Bathroom and Ensuite	•	
Frameless full vanity width mirror to Bathroom and Ensuite	•	
Flumed exhaust fan to Ensuite, Bathroom and WC's	•	
Tile insert floor wastes	•	
Hobless showers to Bathroom and Ensuite	•	
Mitred tiled edges throughout	•	
1675mm long bath (as displayed)	•	
European inspired gooseneck with round or square rainhead shower to Ensuite and Bathroom	•	
Square postformed laminated benchtops to Bathroom, Ensuite and Laundry	•	
European inspired 45ltr stainless steel trough and 1m cabinetry to Laundry	•	
Clear glazed framed pivot shower screen door to Bathroom and Ensuite	•	
European inspired inset china basins to Bathroom and Ensuite	•	
Framed full vanity width mirror to Bathroom and Ensuite	•	
Flumed exhaust fan to WC areas	•	
Chrome plated floor wastes	•	
1525mm long bath (as per plan)	•	

THE TOPAZ



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THE TOPAZ ELEGANCE

VITAL STATS Living area 167m² (including Alfresco) Total area 202m² (excluding eaves) Scale 1:100



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