



House area	201.68m ²	21.70 squares
Garage	42.50m ²	4.57 squares
Portico	3.24m ²	0.34 squares
Alfresco	19.06m ²	2.05 squares
Total area	266.48m²	28.68 squares
House width	13.92m	
House length	24.65m	
Minimum lot size	16m wide	30m deep

The Alpha 266 is an elegant, generously proportioned home with an abundance of storage, including a walk-in linen, walk-in pantry and garage workshop area. With large open plan living at the rear of the home as well as a separate lounge, this design is a crowd pleaser among the growing family.

Photographs for illustrative purposes only. Plans subject to amendment.

GENERAL

- Detailed quotation
- Design consultation
- 10 year structural guarantee
- Allowance of 300mm site fall (up to 600m² allotment)
- Construction, Liability and Home Owners Warranty Insurances
- Building permit application and fees
- Site classification soil test, wind rating & site level survey
- Engineers slab design
- BAL rating assessment & BAL 12.5 compliant
- Full working drawings
- Specifications and contract preparation
- 6 Star Energy Rating certificate
- 4 hour in-house professional colour consultation
- Termite assessment

SERVICES

- Natural gas connection
- Water connection up to 10 lm
- Electrical connection – single phase up to 10 lm
- Sewer drains with external connection point up to 5 lm
- Stormwater system with connection to legal point of discharge
- Telephone/NBN ready for connection (if available in area)

FOUNDATIONS

- 'HI' Class concrete slab

FRAME

- 90mm timber framing
- Engineer designed roof trusses
- Ceiling height of 2400mm

WINDOWS

- Powder coated aluminium windows and sliding doors
- Keyed locks to all openable windows and external doors
- Flyscreens to windows and fly doors to sliding doors
- Obscure glass to bathroom, ensuite and toilet
- Draft seals to all external hinged doors

ROOFING

- Choice of 'Colorbond' roofing or 'Monier' roof tile at 22.5 degree pitch
- 'Colorbond' fascia, gutter and downpipes
- Sarking under roofing

EXTERNAL

- Face brickwork from Selkirk Bricks (up to category 3)
- Brick infills above façade windows and doors
- Feature James Hardie Sycon 'Axon' panel & render (design specific)
- Painted fibre cement sheet lining to eaves
- 90mm x 90mm timber posts or brick columns (design specific)
- 'Colorbond' sectional automatic garage door with 2 remotes & 1 internal remote
- Concrete driveway, alfresco and entry portico (up to 36m²)
- 2,000ltr poly water tank connected to storm water system
- 2 x external garden taps
- Wall mount clothesline
- Letterbox

INSULATION & INTERNAL WALLS

- R2.0 batts to external walls and sisalation
- R4.0 Cellulose ceiling insulation
- Timber walls and ceiling framing lined with 10mm plasterboard
- Bathroom, laundry and ensuite splashbacks with 10mm water resistant board or 6mm villaboard

INTERNAL MOULDINGS

- 67mm x 18mm MDF Ezitrim skirtings and architraves
- 55mm cornice

DOORS

- Internal doors Corinthian/Hume redicote flush panel
- Robe doors sliding plaster panel with chrome style frame
- Feature panel front entry door from Builders range
- Aluminium sliding laundry door
- Internal Lockwood Velocity lever handles and passage sets to cavity sliding doors with privacy to bathroom, W.C and ensuite
- External Lockwood Nexion Vision mechanical door set keyed alike

SHELVING

- Single melamine shelf with chrome hanging rail to robes
- Four melamine shelves to linen and pantry

KITCHEN

- Custom made laminate cabinetry with soft close drawers and doors
- Overhead cupboards as per plan
- 1 bank of soft close drawers
- Slide out under bench double bin drawer
- Laminate 33mm postformed benchtops
- 1 ¾ bowl S/S sink
- Sink mixer
- Handle selection from Builders range
- Tiled splashback from Builders range

BATHROOMS & WC

- Framed shower screens with clear glass and pivot door
- Polymarble shower base
- Bevelled edge mirror length of vanity and height of shower
- 1520mm white acrylic bath
- Vanity basin from Builders range
- Custom made 600mm wide laminate vanity with soft close doors
- Laminate 33mm postformed benchtops
- Handle selection from Builders range
- Mixers to basin, bath and shower
- Bath spout and shower rail
- Double towel rails 900mm
- Towel ring
- Toilet suite (closed couple)
- Toilet roll holders
- Selection of quality wall tiles to nominated area (as per plan)

LAUNDRY

- Freestanding 45ltr S/S square tub with white cabinet
- Laundry trough mixer
- WM taps
- Tiled skirts

APPLIANCES

- Electric S/S under bench 600mm oven
- Gas S/S 600mm cooktop
- Slide out S/S 600mm rangehood
- 14 setting S/S 600mm dishwasher
- Gas hot water service

FLOORING

- Selection of quality wall and floor tiles to nominated areas
- Selection of quality carpet and underlay to nominated areas (incl trims and accessories)
- Selection of quality vinyl planks to nominated areas

ELECTRICAL

- Detailed electrical plan
- Internal light points, batten point throughout and up to 10 LED downlights
- Clipsal switches and power points throughout
- Ample single and double power points throughout
- Ceiling exhaust fans to bathroom and ensuite
- Safety switches as required
- 240 AC smoke detectors
- 1 Television point
- TV antenna
- 1 Telephone point
- 1 external weatherproof power point
- 2 external light points

PAINTING

- Haymes 3 coat system throughout
- Walls and ceilings in washable, low sheen finish
- Doors, skirting and architraves in gloss finish

HEATING

- 6 vent Gas Ducted Heating unit

STAIRCASE (if applicable)

- MDF treads and risers, pine handrail and balustrade

COMPLETION

- Professional builder's house clean
- Site clean, including removal of all building debris
- 3 month maintenance program

* Final inclusions are design specific including specifications, as per final build contract