

Metro Range Victoria

STANDARD INCLUSIONS VPB 44

KITCHEN

- 600mm stainless steel electric underbench oven and gas cooktop.
- 600mm stainless steel canopy rangehood. Externally ducted on double storey homes.
- 1¼ bowl stainless steel sink. Includes two basket wastes.
- 33mm post formed or square edge laminate benchtop.
- Melamine square edge doors and panels to fully lined cabinetry.
- Ceramic tiles to splashback.
- Solid brass mixer tap in chrome finish.
- Dishwasher space with single power point and capped plumbing connection.

BATHROOM & ENSUITE

- Semi-inset seamless vitreous china hand basin.
- Dual flush vitreous china close coupled toilet suite and enclosed trap.
- Polished edge mirrors above vanity.
- 33mm laminate benchtop to fully lined cabinetry with melamine square edge doors & panels.
- Acrylic bath set in a tiled podium.
- Semi framed clear glass pivot shower doors with ceramic tiled shower base.
- Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout.
- Single lever tapware, hand held shower rose and wall bath outlet.
- Externally ducted exhaust fans including self-sealing air flow draft stoppers.

LAUNDRY

- 45L stainless steel laundry tub in metal cabinet with Alder laundry set tapware.
- Ceramic wall tiles above laundry tub, with floor tiles and skirting tiles throughout.
- 1/4 turn washing machine taps inside laundry tub cabinet.

WINDOWS & EXTERNAL DOORS

- Feature entry door in paint-grade finish, with clear glazing
- Sliding aluminium windows and doors including keyed locks. Single storey designs only, have FC sheet above windows and sliding doors (excluding entry door).
- External door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door (if applicable).

GARAGE

- Colorbond steel sectional lift up door.

INSULATION

- 6 Star energy compliant in all orientations.
- R3.5 Glasswool batts to ceiling of roof space (excludes garage ceiling space).
- R2.0 Glasswool batts with reflective foil to external walls & wall between garage and house (excludes garage external wall).

CEILINGS

- 2440mm nominal internal ceiling height, measured overall to frame plates.

EXTERNAL

- Austral builders range bricks up to Group 2 to dwelling and garage.
- 2x external taps.

STAIRS (Double Storey Homes)

- MDF treads and MDF risers with Vic Ash handrail. Feature Black 40x6mm flat bar balusters. Baluster placement is specific to each home design.

HOT WATER SERVICE

- 160 litre solar water heater with continuous flow booster. Please note: Solar collector panel and storage tank positioned at the Builders discretion.

ROOFING

- Concrete colour applied roof tile from builders range.
- Colorbond fascia and slotted quad gutter.

FIXING

- Lever passage sets and pull handles.
- 67x18mm pine skirting and 67x18mm pine architraves to garage.
- 67x18mm MDF skirtings and architraves to dwelling.
- Flush panel internal doors with door stops and chrome hinges.
- Single melamine shelf and hanging rail to robes.

PAINT & PLASTER

- 3-coat application low sheen acrylic in one standard colour to all internal walls (2-coat application to garage).
- Flat acrylic to ceilings. White ceilings are available as a no cost option.
- 75mm cove plaster cornice.

FOUNDATIONS

- Concrete waffle slab, engineer designed up to 'H1' class, maximum 300mm fall and no existing fill. Site costs will be adjusted if founding conditions differ.
- Part A slab penetration termite treatment.
- Part B slab perimeter termite treatment.

HEATING & COOLING

- 3-star gas ducted heating unit in roof space.

ELECTRICAL

- Double power points & light switches (white), with batten light points as per standard electric layout.
- RCD safety switches (earth leakage detector).
- Smoke detectors interlinked to comply with AS3786.
- 1x TV point and 1x telephone point.
- External light point(s) as per standard drawing.

BUILDING ALLOTMENT

- Based on a building allotment of up to 650m2 and a maximum building setback of 5m (subject to Planning Authority). Additional charges will apply for blocks greater than 650m2.

SERVICES - CONNECTIONS

- Includes connection of water, sewer, telephone conduit and stormwater points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment. Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges. Please discuss with your Sales Consultant if connection to natural gas is unavailable.

FACADE

- 450mm eaves to facade and first floor of double storey homes. See standard plans for additional eaves to return.
- Selected included facades available. Please discuss with your Sales Consultant.

STRUCTURAL

- 90mm structural pine wall framing and pine truss roof.
- Lifetime structural guarantee. Please refer to our website for Terms and Conditions.