



Empire MKII



4



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4



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30sq / 278.71sqm

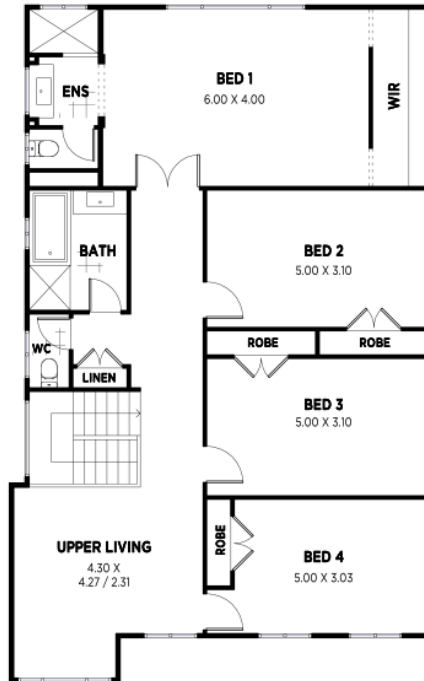
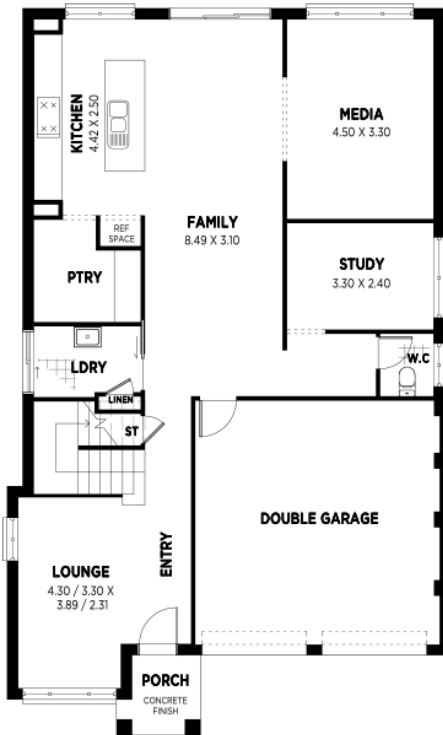
On Display



Oran Park

Webber Loop New South Wales Oran Park

[1300 255 999](tel:1300255999)



# Empire MKII Inclusions with Bonus

Standard Site, Standard Basix included in price

## Standard Inclusions

- Standard site costs\*
- Standard BASIX requirements to assist in complying with the NSW State Government's new energy targets legislation effective 1 July 2017\*
- Preparation of plans for Approval Authority lodgement
- Preparation of contracts and specifications
- Two appointments with our colour consultant to discuss your internal and external colour scheme
- Engineer's design of slab in 20MPa concrete and structural beams with engineer's certification
- Approval Authority and Sydney Waterboard fees when sewer diagram available and not in zone of influence. Initial application for approval of single dwellings
- Construction insurance including \$20M Public Liability
- Policy for Home Owner's Warranty Insurance
- Home set out and formwork ID by registered surveyor
- TERM-guard Perimeter Reticulation Termite Barrier System with Armoured Shielding to pipe penetrations for added protection

## External Features

- Brick selection from Premier builder's range with natural coloured mortar included
- Home has Durasheet FC external finish with jointing to rear of top storey and other areas in selected designs
- CSR Monier premium roof tiles in a wide selection of colours from Elabana and Tudor range
- Eaves included where shown
- Fascia and gutter: Colorbond with a wide choice of colours. Downpipes round PVC painted to fascia colour
- Quality aluminium window frames (choice of colour from builder's range) with clear glass
- Keyed alike window locks and external door locks
- Garden taps to front and rear of house
- 10 x fixed aluminium framed flyscreens with fibreglass mesh. Note: Excludes servery windows where applicable.
- Concrete finish to front patio

## Feature entry door

- Extra wide 1020mm (w) x 2040mm (h) door with clear glass from builder's range. Includes 1 x Lockwood pull handle, up to 450mm long with a choice of models 141, 142 or 143 and 1 x Lockwood Paradigm deadbolt.

## Paint:

- Choice of two external paint colours from Taubmans Custom Colour Selection chart
- Taubmans All Weather Matt to eaves/alfresco
- All Weather Gloss to posts, beams, downpipes and meter box

## Garage door/s:

- Roller door/s with a wide choice of colours from builder's range
- Motorised garage door opener with codepad plus 2 x remotes that operate garage door only<sup>1</sup>

## Internal Features

### Paint:

- Choice of two internal paint colours from Taubmans Custom Colour Selection chart
- Taubmans Endure Matt ultra premium three coat paint system to all internal walls with Taubmans Lifetime Guarantee with manufacturer's disclaimer
- Painted finish to gyprocked walls and handrail to stairs

### Ceiling:

- 2432mm high internal ceiling heights throughout

### Cornice:

- Upgraded 90mm classic look cornice ceiling throughout

### Doors:

- 2040mm high flush doors
- Square set openings where shown on plan
- Lever style internal door furniture from builder's range
- Doorstops fitted to all doors that open against a wall

### Skirting:

- Upgraded 68mm in a choice of pencil round or bevelled profiles

### Architraves:

- 42mm x 12mm D.A.R. pine gloss throughout

### Blinds:

- 10 x roller blinds from builder's range fitted to your choice of window

### Flooring:

- Provide stunning real Bamboo flooring or timber-look laminate flooring, both with scotia from Premier range OR
- 600mm x 600mm glazed porcelain floor tiles to entry foyer, family, kitchen and meals floors (if applicable). Note: Tiles will be laid in a rectangular pattern
- Carpet from Premier range laid on upgraded 10mm premium foam underlay to habitable untiled dry floor area

## Electrical/Appliances

- 20 x light points with safety circuit, 15 x double and 3 x single power points. 2 x smoke detectors
- 1 x data, 1 x telephone and 2 x television points, wired to inside of home. Note: Aerial not included
- 10 x 300mm round oyster light fittings from builder's range, fitted with energy saving fluorescent bulbs OR 10 x white round downlights from builder's range, fitted with warm white energy saving LED globes. Your selection supplied and installed internally to existing light point allowance. Note: Does not include stairwell void
- 6 star gas continuous flow hot water system from builder's range. Note: If town gas not available, bottles and stand or solar may be required at additional cost

## Stainless steel gas cooktop:

- Upgrade to 900mm Technika H950SLTXFPRO<sup>1</sup> with 1 x wok burner (5 burners in total) Note: If town gas not available, bottle and stand or solar may be required at additional cost

## Oven:

- 600mm Bellissimo by Technika TB60FDTSS-5 stainless steel built-in undermount oven

## Rangehood:

- 900mm stainless steel recirculating slide-out rangehood from builder's range

## Dishwasher:

- Technika TGDW6SS Freestanding dishwasher in stainless steel finish from builder's range fully fitted, including plumbing

## Kitchen Features

### Benchtop:

- 20mm engineered quartz benchtop to island bench and cooktop run of kitchen in colours from builder's range

### Cupboards:

- 6 x vertical overhead cupboards
- Designer gloss doors to the kitchen cupboards with aluminium look kickboards
- Soft-close mechanism to vertical hinged kitchen and vanity cupboard doors
- Designer 175mm kitchen door handles (where applicable)
- Provision for microwave

### Splashback:

- Ceramic tiles to splashback: choose from our builder's range from our nominated supplier laid in standard rectangular pattern to one wall only, between the benchtop and the underside of the overhead cupboards

### Sink:

- 1080mm (w) top mount 1 1/2 bowl stainless steel sink from builder's range
- Chrome mixer tap from builder's range mounted to benchtop

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# Empire MKII Inclusions with Bonus

Standard Site, Standard Basix included in price

## Bathroom/Ensuite Features

- Full fibreglass waterproofing
- Superior cross-linked polyethylene plumbing system. Reduces noise and water hammer
- Ceilings to bathrooms upgraded to square set
- Fully moulded 1500mm white acrylic bath from builder's range to main bathroom
- Semi-frameless clear glass shower screens from builder's range (overlap). Note: on house models with open ensuites, no screen is provided. Tiled hob to this shower only.

## Flooring:

- Ceramic tiles: your choice from our builder's range from our nominated supplier laid in standard rectangular pattern to wet area floors. 1.8m high tiling to showers - including soap holder - wall heights similar to display (heights may vary due to tile sizes)
- Chrome finish metal floor wastes from our builder's range

## Vanities:

- White Designer Gloss doors with moulded top
- Soft-close mechanism to doors
- Designer 175mm vanity door handles (where applicable)

## Mirrors:

- Polished-edge mirrors to full width of vanity tops

## Tapware:

- Posh Base mixer taps from builder's range
- Posh Bristol rail shower

## Toilets (W.C.):

- Upgrade all W.C.s to full ceramic model with soft close lid from builder's range

## Laundry Features

### Door:

- Laundry door with clear glass JST1 820mm (w) x 2040mm (h) from builder's range (house design specific in lieu of standard timber door)

- Laundry tub white cabinet with stainless steel bowl with rinse bypass
- Hot and cold washing machine connections under tub
- Mixer tap from builder's range
- One skirting tile to laundry

## Security and Safety

- Smoke detectors as required and installed to Australian Standards
- Earth leakage circuit breakers in meter box
- Hot Water Service tempering valve to Australian Standards
- Bosch Alarm/Security System complete with 1 x 8 zone alarm system, 1 x LCD Icon codepad, 4 x sensors,
- internal and external siren. Full cabling, installation and commissioning of system and 1 x single power point included plus 2 x 4 button remote controls which turn the alarm on/off and open garage door.
- Video intercom system with 1 x video door station (surface mounted) and 1 x hands free 7" LCD colour monitor!

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