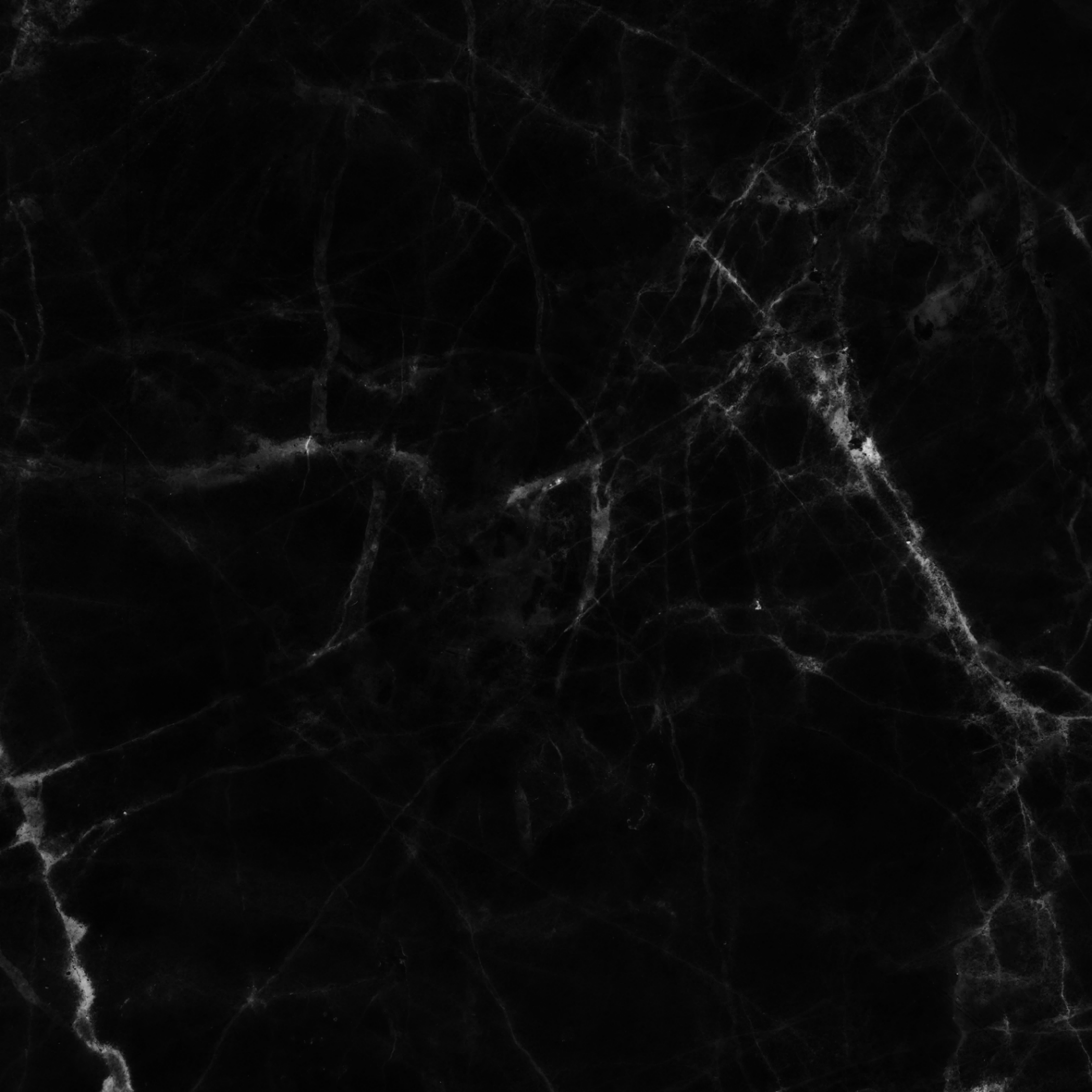


**DESIGNER**



**LUXURY INCLUSIONS**

JUL 2020



---

WITH A WIDE SELECTION OF  
INCLUSIONS AND CHOICES THERE'S  
MORE TO LOVE IN EVERY  
DESIGNER BY METRICON HOME.

---



WELCOME  
**TO LUXURY**

MELBOURNE METRO LUXURY INCLUSIONS JULY 2020

Images in this brochure may depict fixtures, finishes and features not supplied by Metricon such as landscaping (including planter boxes), fencing, concrete pavers, outdoor fireplaces, BBQ's. For detailed home pricing, please talk to a sales consultant. Furthermore, photographs used in this brochure may not represent standard specifications or inclusions and are not to scale. This information is to be used as a guide only and Metricon makes no warranties about the accuracy or completeness of the information. Luxury Specification is available for deposits from 13 July 2020 on Designer by Metricon homes. Luxury Specification METRO is available for Metropolitan Melbourne New Estates and Melbourne Metro Central build regions, see [metricon.com.au/where-we-build](http://metricon.com.au/where-we-build). For full list of inclusions and details on the Luxury Specification talk to a Metricon sales consultant. For more information visit [www.metricon.com.au/terms-conditions#structural](http://www.metricon.com.au/terms-conditions#structural). Victorian Builder's Licence CDB-U 52967. JUL2020 MET3505.

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## LOVE THE **DIFFERENCE**

With hundreds of inclusions there's more to love in every Designer by Metricon home. Inside you will discover our key differences including our NEW Lifetime Structural Guarantee<sup>#</sup> and a world of choice at Studio M. Our inclusions provide you with more so you can truly love where you live.

# THE METRICON DIFFERENCE

IT'S WHAT MAKES METRICON  
AUSTRALIA'S MOST LOVED BUILDER



We've been helping Australians love where they live for more than 40 years. Whether you're building your first home or your forever home, we're with you every step of the way – from the first brick to final handover.



Our homes are designed to celebrate you. This is why we continually strive to create innovative, award-winning designs that help you make the most of your home and the life you live in it.



Our homes may have changed over the years but our commitment to excellence hasn't. Our rigorous quality assurance process ensures every Metricon home is built to the highest standard.



Every Metricon home is backed by a Lifetime Structural Guarantee\*, so you can build with the confidence and peace of mind that it will stand the test of time.



We believe no one else designs and builds as well as us and, as Australia's No.1 home builder<sup>^</sup> for the fourth year running, we must be doing something right. That's why more people choose to build with Metricon, Australia's most loved home builder.

\*The Guarantee applies to all new home building contracts signed after 1 January 2019 and is subject to the terms and conditions of the Guarantee which can be found at [metricon.com.au/terms-conditions](http://metricon.com.au/terms-conditions). <sup>^</sup>HIA-Colorbond® Steel Top 100 Report 2016/17/18/19.



KITCHEN

LUXURY INCLUSIONS

# KITCHEN

Entertain family and friends with beautiful stone benchtops in a variety of colours and luxury stainless steel appliances to create the perfect entertaining space.



**RANGEHOOD**



Canopy Rangehood 900mm  
3 Speeds, Stainless Steel & Glass, 2x LED Lights, Aluminium Filters

**UPRIGHT COOKER**



Upright Cooker 900mm  
7 Functions, Stainless Steel, Dual Fuel, Cavity Cooling System,  
Programmable Timer, 5 Burner Cooktop

**SINK**



Double Bowl Inset Sink with drainer  
Stainless steel

**KITCHEN TAPWARE**



Mizu Soothe Sink Mixer



## STONE & CABINETRY FINISHES

Choose from a wide selection of stone and cabinetry colours and finishes, including amazing Silestone. It is a natural Quartz stone compound that is an excellent surface for kitchen bench tops.

Image includes upgrade items namely feature tiled splashback and tap. Kitchen bench length, butlers pantry availability and overhead cupboard layout, will vary by home design. See your consultant for details.

### SPLASHBACK



Designer range tiled splashback behind cooktop see page 14 for top tile colours.

### CUPBOARDS



Fully lined cabinets and overhead cupboards to kitchen.

### POT DRAWERS



One bank of two pot drawers to kitchen.

**STONE BENCHTOP COLOURS**

20mm Silestone benchtop to kitchen only.

**CATEGORY 1**



Blanco Norte



Blanco Maple



Blanco City



Niebla



Gris Expo



Iron Bark



Tebas Black



Arden Blue

**CABINETRY POPULAR COLOURS**

Do you have questions about colour? More colour options available in Studio M, speak with your Interior Design Consultant.

**LAMINEX IN NATURAL FINISH**



Polar White



Sublime Teak



Burnished Wood



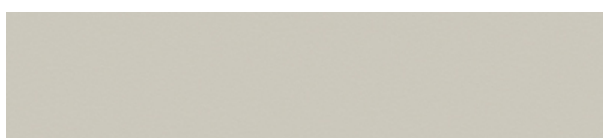
Black



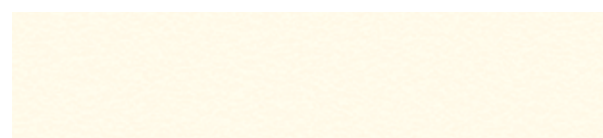
Baye



Espresso Ligna



Pearl Grey



Parchment



Domain



Lava Grey



# BATH & ENSUITE

Your bathroom is a peaceful place to unwind and relax - an escape from the world. We offer everything you need for a luxurious, resort-style lifestyle - all you have to do is make your choices, and enjoy!

**BATHROOM INCLUSIONS**

Enjoy the quality of our included bathroom items. Speak with your Interior Design Consultant for more details.



**BATH**  
Base rectangular inset white acrylic bath with chrome waste.



**SHOWER BASE & SCREEN**  
2000mm high semi-framed with pivot door and clear laminated glass. Tiled shower base with square chrome waste.



**CABINETRY**  
Laminate under bench cabinet and laminate benchtop. Choose from Benchtop & Cabinetry Selections on page 11.



**MIRRORS**  
Silver backed with polished edges on MDF backing board with tiled surround.



**TOILET**  
Posh Solus Square Close Coupled Toilet Suite.

**TAPWARE & BASINS**

A modern range of tapware and basins to complete the luxury feel to your bathroom.



**WALL TAPWARE**  
Mizu Soothe Bath/Shower Mixer.



**BASIN TAPWARE**  
Mizu Soothe Basin Mixer.



**SHOWER HEAD**  
Base Shower Head and High Rise Arm.



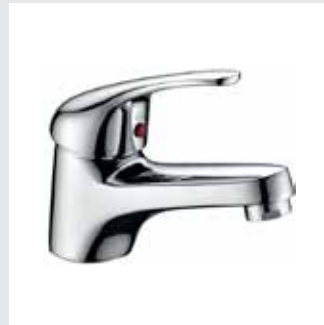
**SHOWER RAIL**  
Posh Base 1F Rail Shower.



**BASIN**  
Kado Arc Square Inset Basin.



**WALL TAPWARE**  
Posh Base MK2 Bath/Shower Mixer.



**BASIN TAPWARE**  
Posh Base MK2 Basin Mixer.



**BATH OUTLET**  
Posh Solus 220mm.



**BASIN**  
Base Oval Inset Basin.



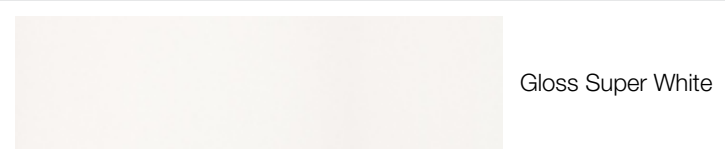
**WALL AND FLOOR TILES**  
 Applies to all wet areas within your home. These areas include: Flooring to Bathroom, Ensuite, Laundry & Powder Room; wall tiling in shower and around your bath, in your bathroom and ensuite, as well as splashbacks in the laundry and kitchen.

Image includes upgrade items namely full length framed mirror, edge and tiles. See your consultant for details.

**WALL & FLOOR TILES**

**CERAMIC TILES**

Most popular WALL & FLOOR 400x400mm coloured tiles, includes textured and non textured tiles.



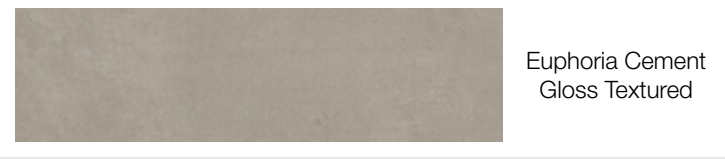
Gloss Super White



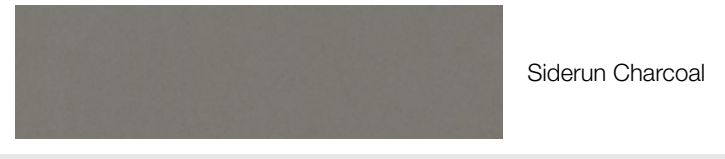
Lifestyle Ice Grey



City Grey Gloss



Euphoria Cement Gloss Textured



Siderun Charcoal

**WALL ONLY TILES**

**CERAMIC TILES**

Most popular WALL ONLY 200x400mm coloured tiles.



Uni Gloss White



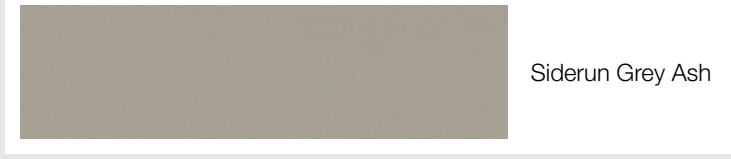
Classic Carrara White



Unite Stone Satin



City Grey



Siderun Grey Ash

**CABINETY HANDLES**

Speak with your Interior Design Consultant about our wide range of cabinetry handle styles.



Matte Chrome  
(Available in Polished Chrome)



Matte Chrome  
(Available in Polished Chrome)



Polished Chrome  
(Available in Matte Chrome)



Matte Black  
(Available in Polished Chrome)



Pewter  
(Available in Antique Iron)



Antique Iron  
(Available in Pewter)



Antique Iron



Antique Brass  
(available in Antique Iron and Pewter)

**DOOR HANDLES**

Bright or Satin chrome? Speak with your Interior Design Consultant about which style may best suit your home.



Slate Bright Chrome



Shale Bright Chrome



Quartz Bright Chrome



Marble Bright Chrome



Slate Satin Chrome



Shale Satin Chrome



Quartz Satin Chrome



Marble Satin Chrome



# I N S I D E

The beautiful finishing touches to turn your house into your home to make it uniquely and perfectly yours. Take your time to choose everything exactly as you want it. Your Interior Design Consultant is here to help!





### CEILING HEIGHT

Single & Double storey  
2550mm high ceilings to ground  
floor, 2400mm high ceilings to  
first floor

Image features items not supplied by Metricon namely landscaping and fencing. Image contains upgrade items.



### SHELVING

Robes: One white melamine shelf with front rail and chrome hanging rail.

Walk-in-Robe: One white melamine shelf with front rail and chrome hanging rail.

Pantry/linen: Four white melamine shelves with front rail\*.

Broom: One white melamine shelf with front rail\*.

\*If applicable (product specific)



### INTERNAL DOORS

Flush panel 2040mm high  
with door stops.



### ROBE / STORAGE DOORS

Master Bedroom robe:  
Open walk in robe.

Bedroom robes:

Open walk in robe or 2040mm high flush panel hinged doors or  
2065mm high vinyl sliding doors\*.

INTERNAL PAINT WORK

Your home will look freshly painted for years with our 3-coat paint system. We use the highest-quality Dulux Wash 'n Wear Matt paint. Easily wipe away marks, scuffs and stains, helping you maintain the look of your home for years to come.



**PAINT WORK**

Internal walls: 3-coat paint system

Doors: Sealer undercoat with enamel gloss top coats to internal doors and internal side of external doors.

STAIRS

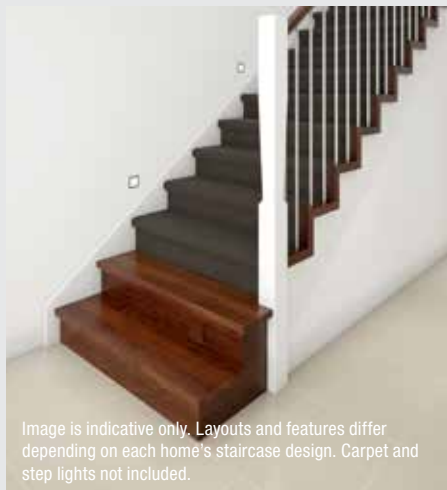


Image is indicative only. Layouts and features differ depending on each home's staircase design. Carpet and step lights not included.

**STAIRS**

Bottom feature KDHW treads and risers with clear or stain finish, all other treads and risers painted MDF for carpet. KDHW mitred margins and KDHW handrail with clear or stain finish. Stainless steel balusters and pine newel post with gloss paint finish. The staircase specification above does not apply to the Doulton 56.

LAUNDRY



**LAUNDRY CABINETRY**

Laminate under bench cabinet and laminate benchtop. See Benchtop & Cabinetry Selections on page 11.



**LAUNDRY TAPWARE**

Mizu Soothe Sink Mixer, (with washing machine stop taps located inside cabinet).



**LAUNDRY TROUGH**

Base 42ft Inset Trough.

**MOULDINGS - FLOOR & WALL DETAILS**

For more information, speak with your Interior Design Consultant.



**ARCHITRAVES**

67mm wide, choose from builder's category 1 range.



**CORNICE**

75mm Scotia cornice throughout.



**SKIRTINGS**

67mm high, choose from builder's category 1 range.

**ELECTRICAL INCLUSIONS**

For more information, speak with your Electrical Design Consultant.



**SMOKE DETECTOR**

Hardwired with battery backup.



**EXHAUST FANS**

Above all showers, plus water closets without direct ventilation to outside air.



**TV POINT**

One point including 5m of coaxial cable to roof space as per working drawing.



**POWER POINTS**

Doubles throughout (number and placement dependent upon selected home), single points to microwave, dishwasher & refrigerator provision.



**LIGHT SWITCHES**

White wall mounted where practical.



**DATA POINT**

Underground connection from house to supply pit (max 20m). One point with wall plate as per working drawings.

# LOVE THAT PEACE OF MIND

At Metricon, we build our homes to last. It's not just about the more obvious items in your home. We make sure the materials and workmanship that you can't see are as high quality as the ones you can see.



LIFETIME	
STRUCTURAL GUARANTEE	
<b>m</b>	BUILD WITH CONFIDENCE

## 6-STAGE QUALITY ASSURANCE INSPECTIONS CHECKLIST:

1. Slab pour
2. Bricks
3. Frame
4. Pre-Plaster
5. Fix
6. Completion

Our mandatory 6-stage Quality Assurance (QA) Inspections checklist that Metricon have put in place is carried out by the Site Manager throughout construction. Mandatory Pre-Plaster and Completion inspections are carried out by a specialised QA team (Metricon employees).

The comprehensive 6-stage quality assurance process is our commitment to ensuring a quality build and to provide you with extra peace of mind at each key stage of the construction process.

## QUALITY INCLUSIONS

To ensure unparalleled levels of on-site accuracy and quality, we dynamically track your build throughout its journey. This process provides us with much greater accuracy than on a typical building site.



### SLAB CONSTRUCTION

Slab construction to class "M" classification.



### FRAMING

90mm thick stabilised timber framing throughout the home with 70mm timber on the garage and external walls.



### CEILING BATTENS

Your home will be perfectly finished with battens included in all large living areas, this will ensure there are no dips, bows or any other warping of your ceiling.



### INSULATION

**Ceiling:** R4.0 Glasswool batts to house only (excluding outdoor room, portico, garage & batts between floors of double storey home).

**External walls:** R2.0 Glasswool batts (including party wall between house & garage) plus weather wrap to ground & first floor.

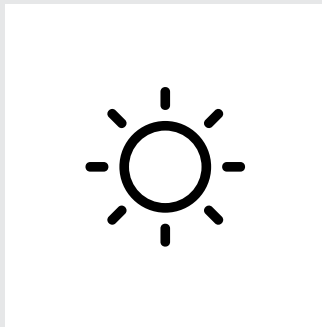


### HEATING

Braemar ducted gas heating, side service access, easy to operate, proven reliability, manual controller, corrosion resistant heat exchanger.

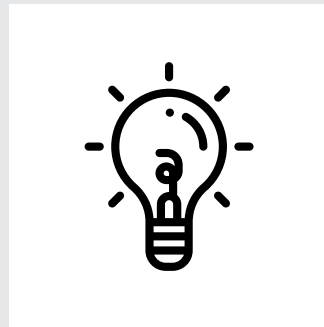
## CONNECTIONS

To ensure unparalleled levels of on-site accuracy and quality, we dynamically track your build throughout its journey. This process provides us with much greater accuracy than on a typical building site.



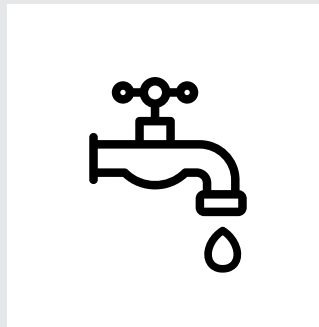
### SOLAR HOT WATER

Chromagen System  
Provides up to 90% of your hot water needs  
Reduce energy consumption  
Reliable in any weather or time of the day.



### UNDERGROUND POWER

Connection of underground power based on building maximum setback 6000mm to dwelling and fall of land up to 300mm over building area.



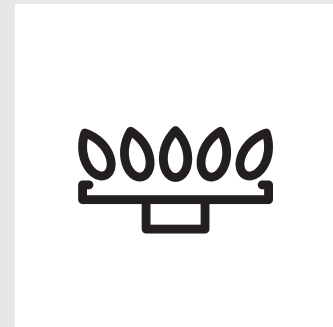
### WATER SUPPLY & STORMWATER

Connection of water supply and stormwater drains based on building maximum setback 6000mm to dwelling and fall of land up to 300mm over building area.



### SEWERAGE SYSTEM

Connection of sewerage system based on building maximum setback 6000mm to dwelling and fall of land up to 300mm over building area.



### GAS SUPPLY

Connection of gas supply based on building maximum setback 6000mm to dwelling and fall of land up to 300mm over building area (subject to gas being available).



Candira Lousada

OUTSIDE

# OUTSIDE

We want you to have the best home on your street, talk to us about your own personal sense of style, and what you want your home to look like. So when your friends and family arrive, their instant reaction will always be, "WOW!"

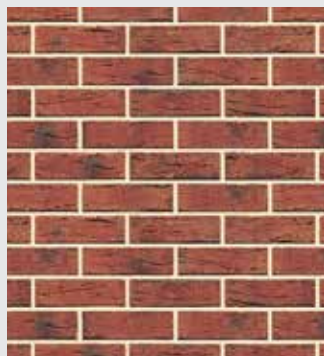
LUXURY INCLUSIONS



**GARAGE DOOR**

Colorbond sectional overhead operation door with remote control.

Image depicts items not supplied by Metricon namely landscaping and fencing. Image includes upgrade items namely driveway, see your Sales Consultant for details.



**BRICKWORK**

Choose from category 1 Brick Colour Selections on page 24.



**MORTAR JOINTS**

Natural rolled mortar joints.



**ROOF TILES**

Concrete tiles, choose from category 1 Roof Tile selections on page 24.



**GUTTER, FASCIA & DOWNPIPES**

Choose from popular colour selections on page 25.



**INFILLS**

Brick infills to front, side/rear elevation windows and above Garage door.

ROOF TILES

Have any questions? Speak with your Interior Design Consultant.

CATEGORY 1



SALT SPRAY - Elabana



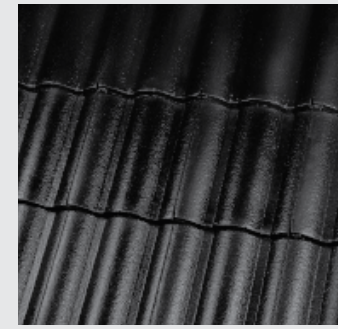
ANISEED - Elabana



BABYLON - Elabana



BARRAMUNDI - Elabana



SAMBUCA - Elabana



WILD RICE - Elabana



SAFFRON - Elabana

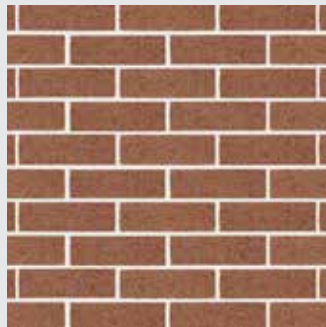


CHILLI - Elabana

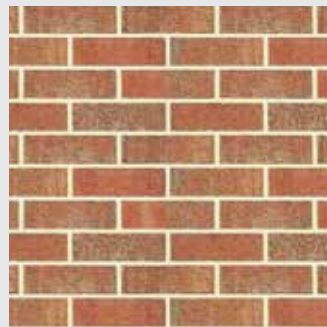
BRICKS

Need advice about matching your brickwork with your roof tiles? Speak with your Interior Design Consultant.

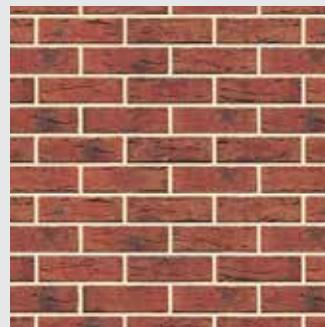
CATEGORY 1



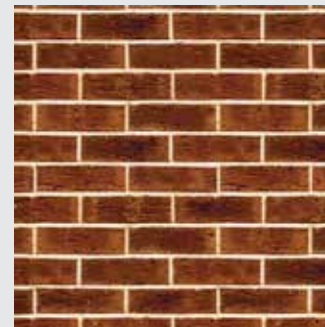
CHESTNUT - Austral



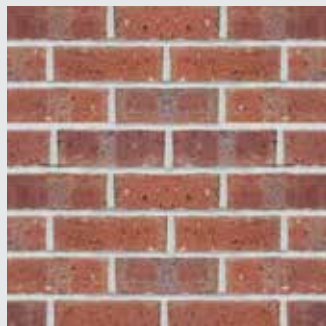
ROUGE - PGH



JARRAH - PGH



KURRAJONG - PGH



REBELLION RED - Selkirk



MACEDON - Selkirk



IRONSTONE - Selkirk



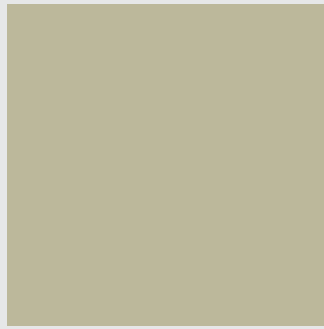
GOLDFIELD HAZE - Selkirk



**GARAGE DOOR / GUTTER / FASCIA / DOWNPIPES**

Want to know more about the full range of colours? Speak with your Interior Design Consultant today.

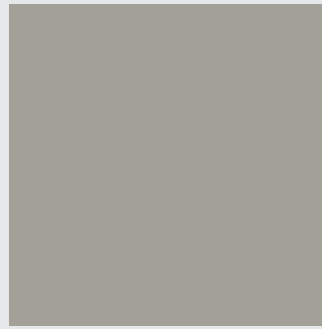
**MOST POPULAR COLOURS**



Evening Haze



Paperbark



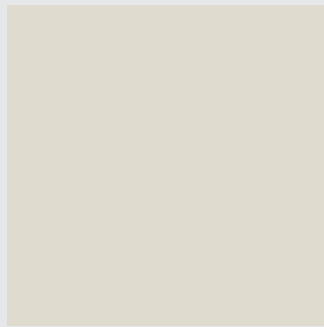
Dune



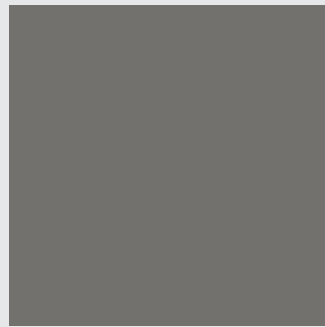
Gully



Jasper



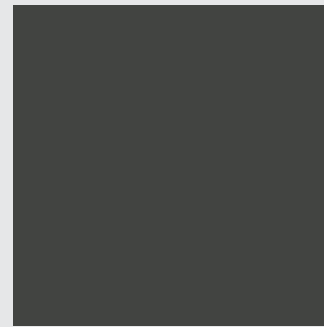
Surfmist



Wallaby



Basalt



Woodland Grey

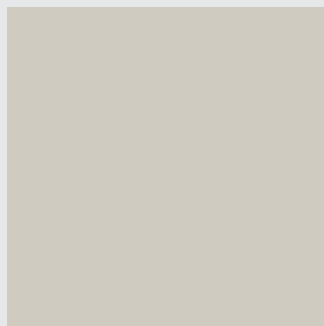


Monument

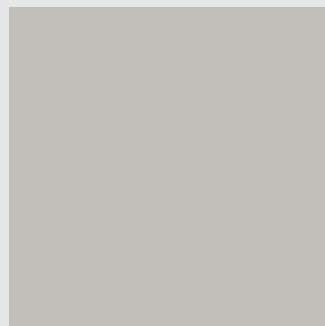
**DULUX**

Dulux colours can be used on a range of items. (External only)

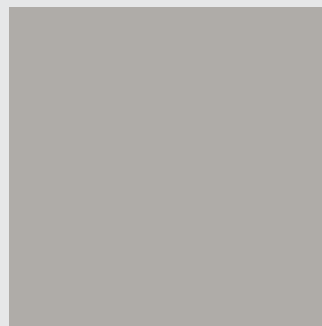
**MOST POPULAR COLOURS**



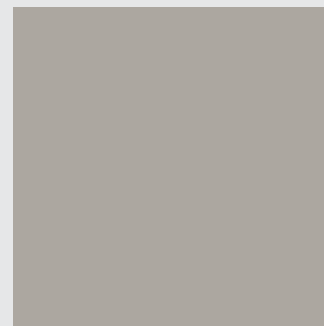
Ghosting Half



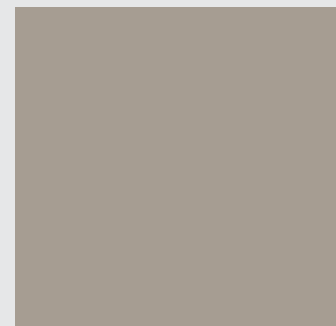
Missouri Mud



Ashlite



Warm Granite



Mud Pack

**GARAGE DOOR PROFILES**

Colorbond selectional overhead operation door with 4 available profile options.



Nullarbor



Grange



Statesman



Seville

OUTDOOR LIVING

Love the lifestyle you can create with a superb outdoor room, your life can flow seamlessly from indoors to outdoors. Outdoor rooms are available on selected home designs. Ask your Sales Consultant for details.



**OUTDOOR ROOM**

Includes concrete base floor and painted plaster ceiling (available on selected homes only).

FRONT ENTRY DOOR

Choice of 4 styles, painted finish included (2340mm x 920mm). Doors include clear glazed panels.



Some items are available on certain homes only, speak with your Interior Design Consultant for full details.



**SLIDING DOORS**

Aluminium Framed Sliding Doors. Available on selected home designs only.



**WINDOWS**

Aluminium Windows.  
\*Home specific



**WINDOW LOCKS**

Window locks to all openable windows.



**PEDESTRIAN GARAGE DOOR**

Includes entrance set.



**DOOR FURNITURE**

Zenith Entrance Lock Set to Front Entry & Pedestrian Access Door.



**DOOR FURNITURE**

Orbit Deadbolt to Front Entry Door above Lockset.



## LOVE A WORLD OF CHOICE

Studio M is an industry-leading selection centre providing you with one location to explore and select from our huge range of wonderful inclusions for your Designer by Metricon home.

STUDIO M | **m**  
metricon

RELAX,  
RECHARGE  
AND ENJOY ALL  
THE BENEFITS  
OF STUDIO M



STUDIO M MELBOURNE

When you attend Studio M you will be guided every step of the way by your dedicated personal Interior Design consultant in a private one-on-one appointment. With years of experience, we will guide you through thousands of beautiful fixtures and fittings, colour selections and design choices covering every facet of your Designer by Metricon home. It's the perfect time to ask any questions you may have, or explore the limitless finishing touches! Product Specialist's are on hand covering appliances, flooring, kitchen design, staircase design, electrical design and more! It's a world of information and help at your fingertips.

Choosing everything you need can take some time, so to make your journey even more special we have complimentary coffee and refreshments and somewhere comfy to enjoy them, and everything you need to entertain the kids while you take your time to create your home's unique style.

Inspirational images, mood boards, kitchen and bathroom fit-outs mean you can get up close and personal, helping you imagine what it's going to be like in your very own home.

**STUDIO M Melbourne**  
501 Blackburn Rd  
Mt Waverley, Melbourne  
1300 METRICON

**STUDIO M Geelong**  
191 Melbourne Rd  
North Geelong  
(03) 5277 7477

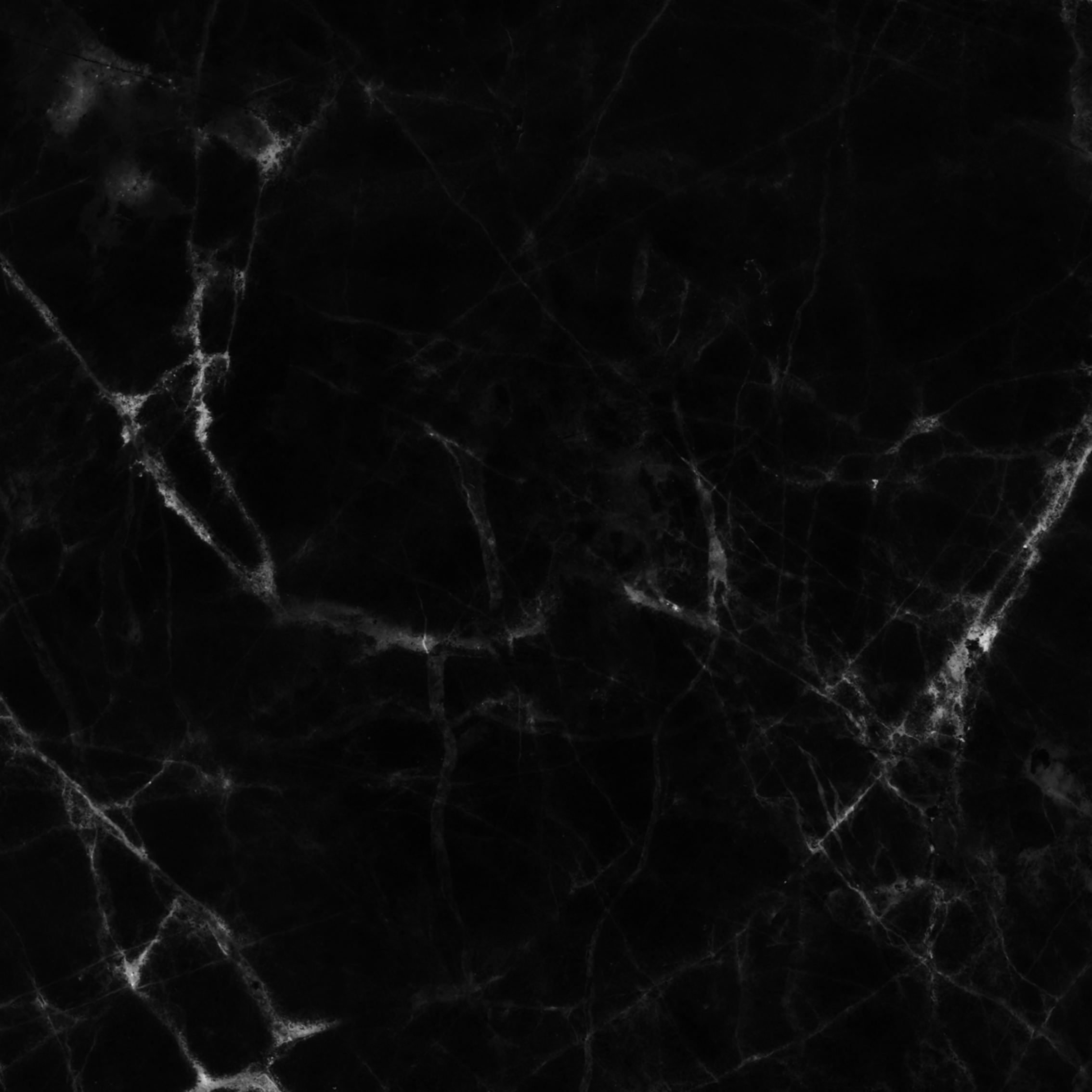
**STUDIO M Shepparton**  
1/8009 Goulburn Valley Hwy  
Shepparton  
(03) 5820 1222

**STUDIO M Traralgon**  
43 Grey St  
Traralgon  
(03) 5175 8600

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AFFORDABLE LUXURY

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DESIGNER | **m**  
metricon