



Your Inclusions

FREEDOM

m
metricon



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 and floorplans 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. Metricon Value specification is available for deposits from 4 January 2017 on Freedom by Metricon homes. Value specification is available for Metropolitan Melbourne New Estates, Melbourne Metro Central, Regional Victoria and Southern New South Wales build regions, see metricon.com.au/where-we-build. For full list of inclusions and details on the Value specification talk to a Metricon sales consultant. # For more information visit www.metricon.com.au/terms-conditions#structural. NSW Contractor Licence 174699C. JAN2017 MET3311



Love *where you live.*

With hundreds of inclusions there's more to love in every Metricon home.

Inside you will discover our key differences including our 25 year structural guarantee[#] and world of choice at Studio M.

Our inclusions provide you with more home for less so you can truly love where you live.

Love the difference



CELEBRATING 40 YEARS OF BUILDING DREAMS

Love experience

With 40 years of building experience and know how we've built homes for tens of thousands of families. And we can make it happen for you. Wherever you are on life's journey, we can help you love where you live.



Love piece of mind

Included with every Metricon home is a 25 year structural guarantee to give you the peace of mind and confidence that your home will stand the test of time. For more information visit metricon.com.au/terms-conditions#structural



Love design

As the most awarded major home builder in Victoria in 2015, award winning design thinking is at the heart of all our homes. From designer kitchens and opulent bathrooms to light filled living spaces and amazing outdoor areas, all have been thoughtfully designed with you in mind.

STUDIO/M

Love a world of choice

You will love personalising your home and making it truly yours at our state of the art selection centre, Studio M. Discover a world of choice with home, style and colour options to create your home exactly as you want it, uniquely you.

GeoSite IT

Building on TechnoLogy

Love easy

To make home design easy welcome to our Geo-Site 3D service. Speak to your consultant about its availability in your location. See your new home on your block of land before it's even built. All in 3D. We make it easy for you to make the right design choices for your home on your land so that you can achieve best orientation to sunlight to maximise comfort and energy efficiency all year round.



Love quality & service

To ensure we build you a home you'll love, we conduct a series of quality assurance checks throughout the construction of your home. Your Site Manager who oversees the building of your home will provide you with weekly updates and is there to answer any queries you may have.







Love *value*

Facades with more

A variety of quality bricks, roof tiles and garage door colours to make your home stand out.

Solar Hot Water System

A large 200 litre energy efficient solar hot water system, providing year round comfort and costs saving is perfect for growing families

Quality 3-coat paint finish

Every detail is considered in your Metricon home. With a quality 3-coat finish on all walls you will be proud of every room throughout your home

A large choice of interior colours, styles & finishes

Choose from a huge selection of laminate colours and styles to design your dream kitchen. Plus a range of other interior items to make your home perfectly you.

The Metricon outdoor room

Love the lifestyle you can create with an outdoor room, complete with a quality plaster ceiling finish and concrete floor. Outdoor rooms are available on selected home designs. See your Sales Consultant for details.

The Studio M experience

An experience like no other. Welcome to Studio M. All your inclusion selections, colours and style choices are made here. Discover a world of choice with your own private appointment with a dedicated Studio M New Home Stylist. And let them help you create the home you have always dreamed of owning, uniquely you.

Love value *love it all*

FACADES WITH MORE
Wide choice of tile colours

B

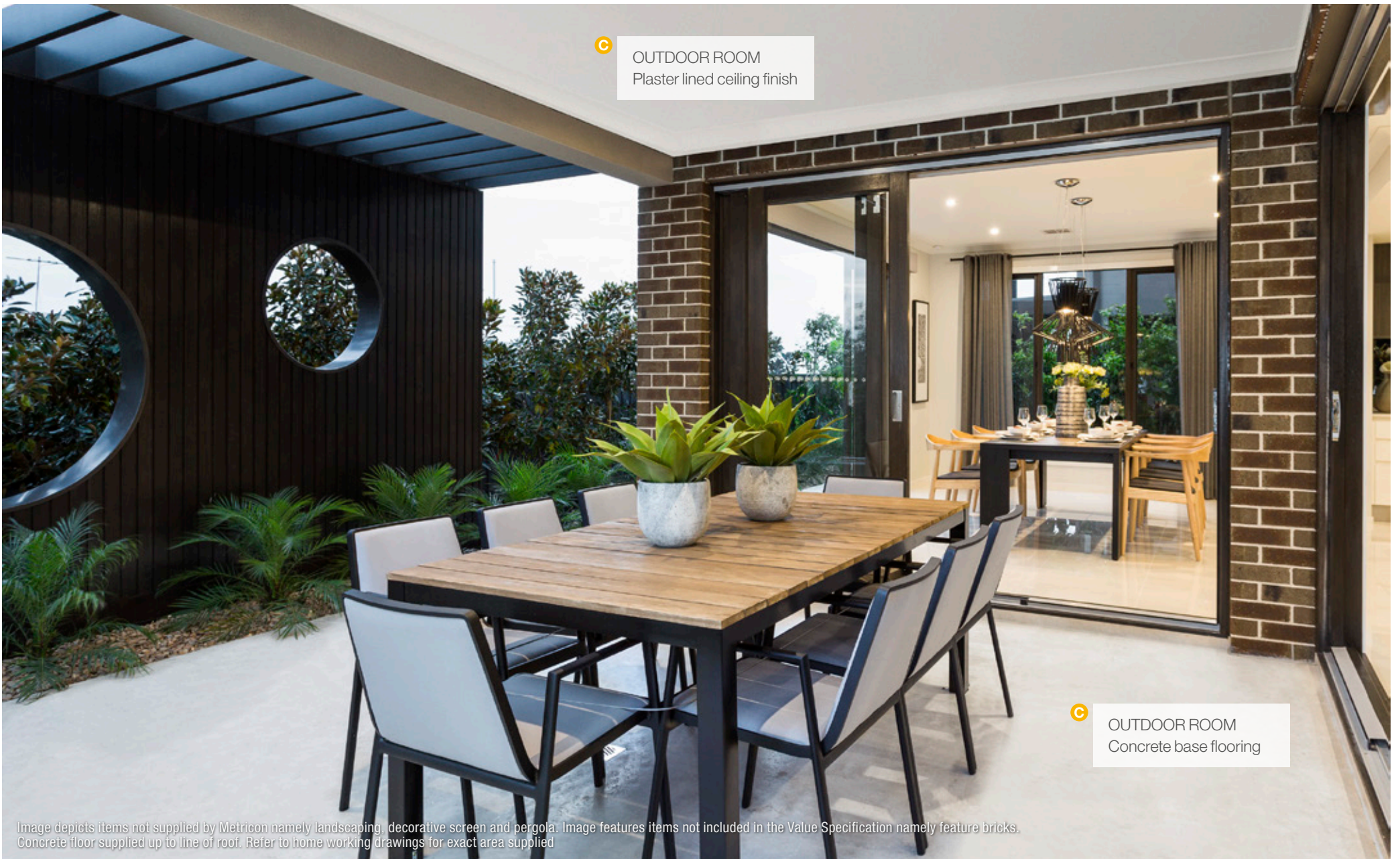
A

FACADES WITH MORE
Large choice of bricks

D

COLORBOND® GARAGE
Range of colours available

Image depicts items not supplied by Metricon namely landscaping and planter box. Image depicts items not included in the Value specification namely feature timber lining, white mortar joints, brick infill over garage and driveway.



C OUTDOOR ROOM
Plaster lined ceiling finish

C OUTDOOR ROOM
Concrete base flooring

Image depicts items not supplied by Metricon namely landscaping, decorative screen and pergola. Image features items not included in the Value Specification namely feature bricks. Concrete floor supplied up to line of roof. Refer to home working drawings for exact area supplied

EXTERNAL FEATURES

BRICKWORK **A**

Choose from builder's category 1 range of bricks

MORTAR JOINTS

Natural colour raked joints

ROOF COVER **B**

Choose from builder's category 1 range of concrete roof tiles

ROOF PLUMBING

Metal fascia, gutter and downpipes

DOOR FURNITURE

Entrance set to front door

ENTRY DOOR

Paint finished, 2040mm high front door

ENTRY FRAME

Aluminium powdercoat finish entry frame to front door including clear glazed sidelight(s) (clear glazed sidelights on selected homes only)

INFILLS

Front Windows: Brick infills

Side and Rear Windows/Doors: Fibre cement sheet infills

Garage Door: Fibre cement sheet infill

WINDOWS

Front Elevation: Feature aluminium windows to front facade (available on selected homes only)

Side and Rear Elevations: Aluminium windows with powdercoat finish

SLIDING DOORS

Aluminium powdercoat finish

(available on selected homes only, refer working drawings)

OUTDOOR ROOM **C**

(available on selected homes only)

Includes concrete base floor and plaster ceiling

GARAGE

GARAGE DOOR **D**

COLORBOND® sectional overhead operation doors (refer working drawing for width of door)

GARAGE ACCESS

Door furniture: Entrance set

GENERAL ALLOWANCES

Slab construction up to Class 'M' classification

Connection of underground power, water supply, stormwater drains, sewerage system and gas supply based on building maximum setback 6000mm to dwelling. Fall of land up to 300mm over building area



LATEST STAINLESS STEEL APPLIANCES

STAINLESS STEEL SINK & TAPWARE

A large choice of laminate colours and styles

Image depicts upgrade items namely cupboards above fridge, pendant lights, blinds and flooring. Kitchen layouts & pantry availability vary by home design. See your consultant for details.

KITCHEN

CABINETRY

Cupboards: Fully lined modular cabinets to kitchen

TILED SPLASHBACK

Choose from a set selection of ceramic wall tiles

BENCHTOPS A

Laminate benchtops to kitchen from builder's category 1 range

CABINETRY HANDLES

Choose from builder's category 1 range

KITCHEN FEATURES

Tapware: Single lever mixer tap, chrome finish B

Kitchen sink: Stainless steel one & three quarter bowl B

Microwave provision: Incorporated in kitchen base cupboards

Dishwasher provision: Including single power point and capped cold water tap

APPLIANCES

Rangehood: Stainless steel 600mm canopy rangehood C

Oven: 600mm stainless steel D

Cooktop: 600mm stainless steel gas cooktop E

KITCHEN APPLIANCES



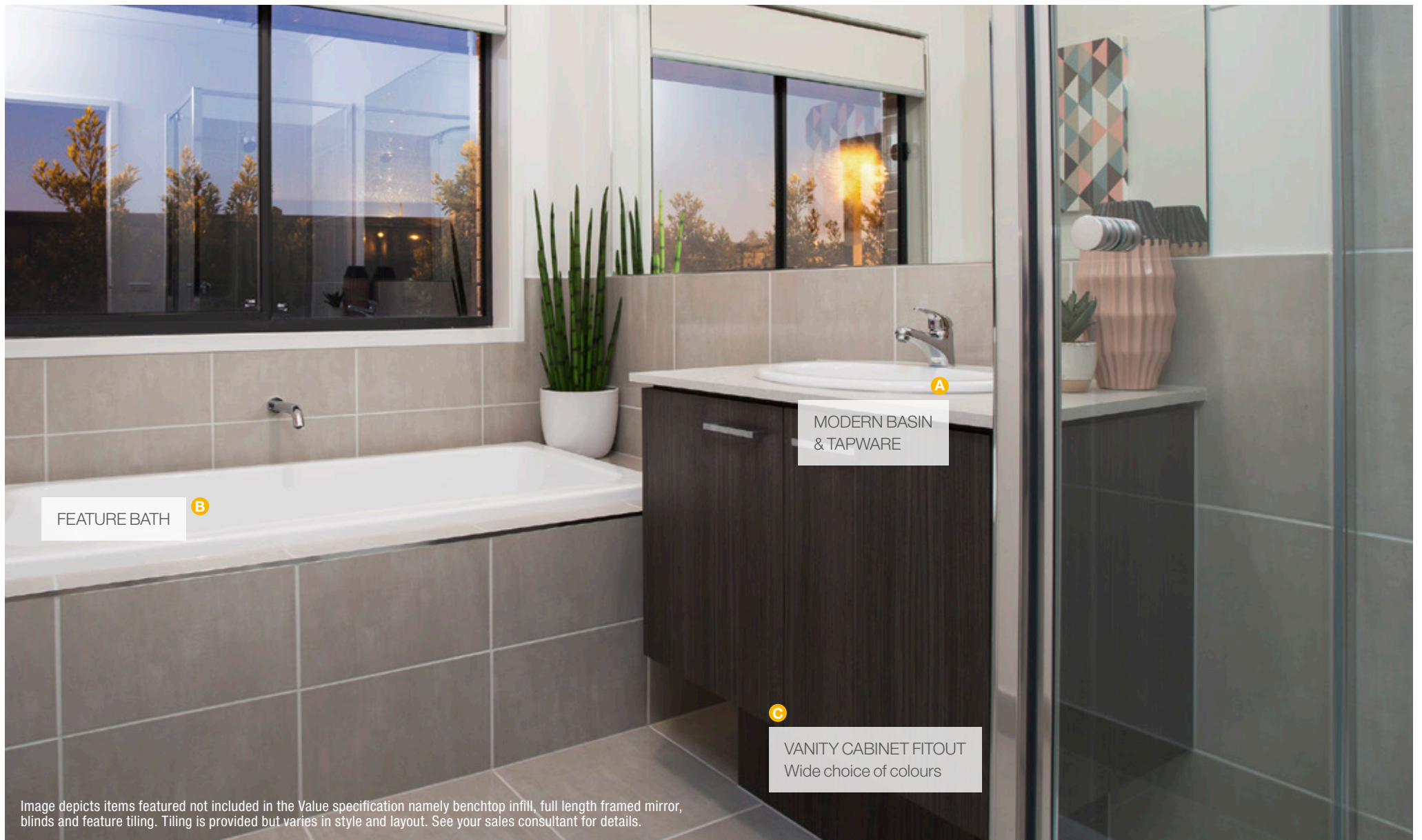
Stainless steel oven



Stainless steel Gas cooktop



Stainless steel canopy rangehood



FEATURE BATH **B**

MODERN BASIN
& TAPWARE **A**

VANITY CABINET FITOUT
Wide choice of colours **C**

Image depicts items featured not included in the Value specification namely benchtop infill, full length framed mirror, blinds and feature tiling. Tiling is provided but varies in style and layout. See your sales consultant for details.

BATHROOM AND ENSUITE

BASINS **A**

White oval inset basins

MIRRORS

Silver-backed, polished-edge or aluminium framed

SHOWER SCREENS

2000mm high semi-frameless with pivot door and clear laminated glass

TOILET SUITE

White vitreous china link toilet suite

SHOWER BASES

Ensuite & Bathroom: White with matching waste

BATH **B**

Rectangular white acrylic

CABINETRY **C**

Laminate underbench cabinet and laminate benchtop

TAPS

Basin: Single lever chrome mixer tap

Bath: Single lever chrome mixer with hob or wall mounted spout (refer plan for inclusion)

Shower: Single lever mixer with shower head

CONTEMPORARY BATHROOM ACCESSORIES



Posh Bristol
Basin Mixer



Posh Bristol
Wall Mixer



Mizu Bath Outlet

(Note: gooseneck bath hob outlet available on certain homes only)



Base
Shower Head



Image features items not included in the Value specification namely flooring & blinds.

INTERNAL FEATURES

ROOM DOOR FURNITURE

Designer lever handles. Choose from builder's category 1 range

FRAMING

Walls: 90mm thick stabilized timber frame throughout

CEILING HEIGHT

Single Storey: 2400mm throughout
Double Storey: 2400mm throughout

INTERNAL DOORS

Flush panel 2040mm high with door stops

PAINT WORK A

Internal walls: 3-coat paint system
Doors: Sealer undercoat with enamel gloss top coats to external doors only.

MOULDINGS

Skirtings: 67mm high, choose from builder's category 1 range (PMDF)
Architraves: 67mm wide, choose from builder's category 1 range (PMDF)
Cornice: 75mm Scotia cornice throughout

HEATING

Gas ducted: 3-Star heating unit installed in roof space with digital manual thermostat. Heating to living areas and bedrooms (excludes 'wet areas' and storage)

CERAMIC TILING

Wall tiles and bath hob: Ceramic wall tiles to areas as per standard working drawings
Floor tiles: Ceramic floor tiles to laundry, bathroom, ensuite, powder room(s) and water closets as per standard working drawings
Skirting tiles: 100mm high ceramic to laundry, bathroom, ensuite, powder room(s) and water closets as per standard working drawings

LAUNDRY

TROUGH

45 litre single stainless steel bowl with metal cabinet

TAP AND OUTLET

Chrome mixer lever set, hob mounted
Washing machine stop taps located inside cabinet

STORAGE

SHELVING

Robes: One white melamine shelf and hanging rail
Walk-in-Robe: One white melamine shelf and hanging rail
Pantry/linen: Four white melamine shelves
Broom: One white melamine shelf

HANDLES

Designer handles: choose from builder's selection category 1

DOORS

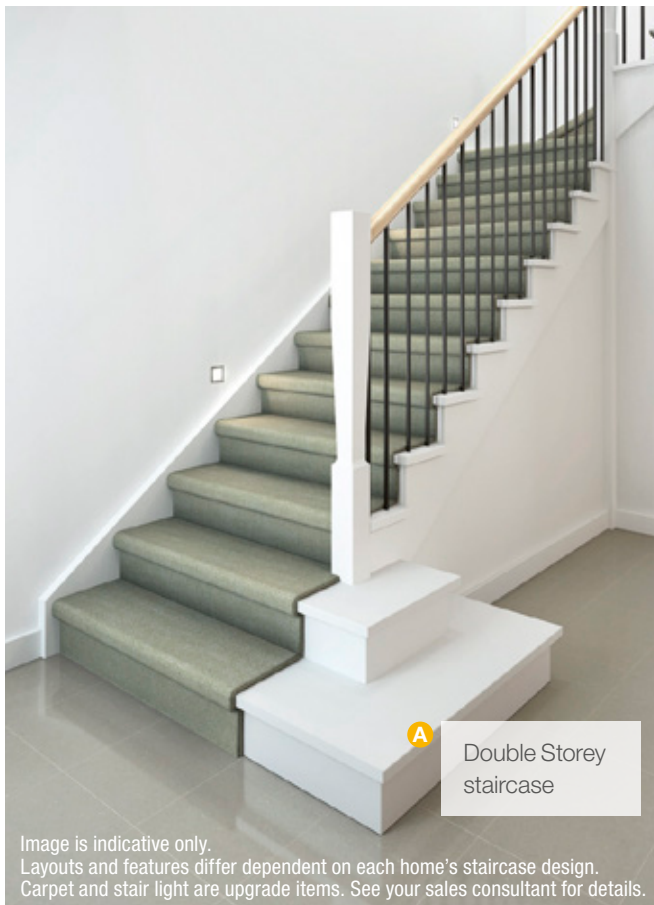
Bed 1 Built-In-Robe: 2065mm vinyl sliding doors
Minor Bedroom Robes: 2065mm high vinyl sliding doors
Walk-In-Robes: Flush panel, 2040mm high hinged door(s) (available on certain homes only)
Pantry/linen/broom: Flush panel, 2040mm high hinged doors



STAIRS

STAIRS (DOUBLE STOREY HOMES) ^A

KDHW handrail, clear polyurethane finish, black wrought iron balusters, MDF cut stringer, treads, risers and newel post, gloss coat finished.



Double Storey staircase

Image is indicative only.
Layouts and features differ dependent on each home's staircase design.
Carpet and stair light are upgrade items. See your sales consultant for details.

ELECTRICAL

POWER POINTS

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

INTERNAL LIGHT POINTS

Fixed batten holder with cowl shades to all light points

EXTERNAL LIGHT POINTS

Fixed batten holder to entry and weather proof adaptor to rear as per working drawings

SMOKE DETECTOR

Hardwired with battery backup

SWITCH PLATES

White wall mounted where practical (choose from builder's colour range)

EXHAUST FANS

Water Closets without direct ventilation to outside air

SAFETY SWITCH

RCD safety switch and circuit breakers to meter box

REGIONAL VICTORIA ADDITIONAL ITEMS^A (EXCLUDES MELBOURNE BUILD REGIONS)

INSECT SCREENS

Windows: Aluminium framed, powdercoat finished to matched windows with fibreglass mesh fitted to all openable windows of house only

Sliding Doors: Aluminium framed, powdercoat finished to matched doors with fibreglass mesh fitted to all sliding doors (excludes hinged bi-fold, bi-parting and tri-sliding doors)

SUSTAINABLE ENERGY

SOLAR HOT WATER

Gas mains pressure hot water unit with one solar collector panel, 200 litre storage tank

INSULATION

Ceiling: R4.0 Glasswool batts to house only (excludes batts between floors of double storey home). Excluding outdoor room, portico and garage.

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

DRAFT EXCLUSIONS

Exhaust fans: backdraft shutter incorporated into exhaust fan

Entry frames: Full perimeter draft seals to all entry door frames excluding garage external pedestrian door

TERMITE TREATMENT (EXCLUDES GEELONG AND MACEDON BUILDING AREAS)

Chemically impregnated slab and brick pier perimeter barrier and chemically impregnated collars to slab penetrations

^AOnly available as standard to Regional Victoria and Southern New South Wales build regions, see metricon.com.au/build-regions.

STUDIO/M

You will love personalising your home and making it truly yours at our state of the art selection centre, Studio M. Discover a world of choice to create your home exactly as you want it, uniquely you. All your inclusion selections, colours and style options are made here, all under the one roof. This is where we turn your dreams into reality.

At Studio M our aim is to provide you with every choice you could imagine. In addition to the inclusions in your Freedom by Metricon home we also offer a wide variety of other upgrade options for you to consider to add even more value and style to your home.

To assist with your home selections and colour choices, you will have a private one-on-one appointment with your own dedicated Studio M New Home Stylist. With years of experience, they will help guide you on making the best choices to make your home the one you have always dreamed of owning.

Featured in the images is our Melbourne based Studio M selection centre. We are proud to say we have industry leading selection centres right across Victoria. Enquire with a Metricon Sales Consultant today to learn more about what we can do for you.



Love a world of *choice*



FREEDOM

