

\$25,000 IN UPGRADES



**PRIME
RANGE**

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**AIR CONDITIONING, STONE
BENCHTOPS, HIGH CEILINGS,
CARPET, TILES AND MORE...**

PRIME RANGE STAND OUT FEATURES

Exterior

- ✓ Acrylic render to front elevation
- ✓ 27c high ceiling to alfresco, porch and garage*

Interior

- ✓ 30c ceilings throughout (excluding alfresco, garage and porch)
- ✓ Daikin reverse cycle air conditioning throughout
- ✓ Carpets to bedrooms and theatre from builders standard range*
- ✓ Double towel rails

- ✓ 450 x 450 ceramic tiles to main living areas from builders standard range
- ✓ Roller blinds to windows excluding bathroom, ensuite and WC from builders standard range
- ✓ Mirror sliders to robes and vinyl slider to linen*
- ✓ Choice of stainless steel double bowl sink with side drainer or double bowl inset sink and flick mixer
- ✓ Choice of round or square china basins to ensuite and bathroom
- ✓ Stylus Prima II close couple toilet suites with soft close lids

- ✓ Choice of quality chrome mixer tapware throughout
- ✓ Semi frameless shower screens to ensuite and bathroom
- ✓ 20mm Essastone benchtops to kitchen
- ✓ 30mm stone breakfast bar
- ✓ Dishwasher recess plumbed, GPO
- ✓ 900mm quality stainless steel range hood, oven and hot plate
- ✓ 2 TV Points
- ✓ Lever handles to all internal doors

STANDARD INCLUSIONS

Exterior

- ✓ Double clay brick construction*
- ✓ 2 course face brick with rolled cream mortar joints*
- ✓ Colorbond metal roof
- ✓ Colorbond gutters and fascia
- ✓ Painted downpipes
- ✓ Treated roof timbers (Blue Pine)
- ✓ Eaves as shown on plan
- ✓ Paved alfresco with brick piers*
- ✓ External lights to porch and alfresco
- ✓ 2 x external taps
- ✓ Recessed Rheem instantaneous gas hot water system
- ✓ Garage with auto sectional door, 2 remote controls and 1 wall control*
- ✓ Up to 6m block paved driveway and pathway*
- ✓ Powder coat lockable aluminium window frames & sliding doors including fly screens
- ✓ 5mm glass throughout
- ✓ Obscure glazing to WC, bathroom and ensuite*
- ✓ 25° roof pitch
- ✓ Termite treatment to perimeter

Interior

- ✓ Solid feature front entry door Coritech
- ✓ Weather draft seals to front entry door
- ✓ Painted metal internal door frames
- ✓ Painted Redicote flush panel internal doors
- ✓ Privacy latches to ensuite, bathroom and WC
- ✓ Soft close drawers and cupboards throughout
- ✓ Selection of cabinet handles available
- ✓ Single deadlocks to front entry door and garage
- ✓ Robes with shelf and rail to bedrooms
- ✓ ABS edging to all cabinet doors and drawers

- ✓ Choice of Formica laminated benchtop profile to ensuite and bathroom with choice of postform or square edging
- ✓ Bank of 4 drawers to kitchen
- ✓ 4 x lined shelves to linen and pantry*
- ✓ 1525mm bath to bathroom*
- ✓ Up to 2m high tiling to shower recesses
- ✓ Toilet roll holders
- ✓ Frameless direct stick mirrors to ensuite and bathroom
- ✓ Floor tiling to bathroom, ensuite, WC and laundry from builders' standard range
- ✓ Flumed exhaust fans to ensuite, bathroom and WC's
- ✓ 45 litre stainless steel trough in white cabinet with flick mixer
- ✓ Washing machine taps
- ✓ Chrome floor wastes
- ✓ Protective metal corner beading to all internal trafficable areas
- ✓ Hard wall plaster (white set) to internal walls*
- ✓ Choice of 75mm cove, aria or symphony cornice throughout
- ✓ Full paint finish excluding internal walls
- ✓ R4 insulation batts to house and garage
- ✓ Double power points throughout
- ✓ 2 hardwired smoke detectors
- ✓ 1 light point to each room
- ✓ 1 data or phone point

Construction Specifications

- ✓ BCA compliant
- ✓ Western Power safety switch
- ✓ Single-phase power
- ✓ HIA fixed price contract
- ✓ Full working drawings
- ✓ Full indemnity insurance
- ✓ Contour site survey
- ✓ Engineers' site report
- ✓ Fully engineered concrete slab and footing

- ✓ Shire building permit fees
- ✓ Sewer allowance - 10m from first fixture
- ✓ Water run - 6m past last fixture
- ✓ Allowance for gas run in - 12m from meter box to hot water unit
- ✓ NBN ready (National Broadband Network) (Conduits only)
- ✓ 6 month maintenance period
- ✓ Lifetime structural guarantee transferable

SECOND STOREY INCLUSIONS[^]

Second Storey Inclusions*

- ✓ Acrylic render to all external walls*
- ✓ 30c ceilings throughout ground floor and 28c ceilings throughout first floor
- ✓ 90mm H2 treated pine wall frames
- ✓ 1 x coat of white sealer to the second storey plasterboard walls
- ✓ 75mm acrylic textured thermal wall cladded finish to external, second storey only (to entire second storey)*
- ✓ Total R4 insulated external walls (to entire second storey)*
- ✓ H2 treated 300mm pine floor truss system with particle board flooring and acoustic mat
- ✓ Timber staircase with 38mm diameter stainless steel handrail. High polished or brushed.
- ✓ Additional hard wired smoke detector*
- ✓ R4 insulation to pod ceiling and floor

15M FRONTAGE



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- ✓ Daikin reverse cycle air conditioning
- ✓ Essastone benchtops in kitchen
- ✓ Ceramic tile (450 x 450)
- ✓ Roller blinds throughout*
- ✓ Carpets to bedrooms & theatre*
- ✓ Mirrored robe sliders in bedrooms
- ✓ Westinghouse 900mm stainless steel appliances to kitchen

For more information call (08) 6500 1039 or visit b1homes.com.au

BC14299. *Applicable to Manhattan Series. ^Where applicable. Prices of Packages are subject to change. Images are for illustrative purposes only. Plans are not to scale. The pricing provided is accurate at the time of going to market. Tiles, blinds and carpets from builders standard range. Visit our website, b1homes.com.au for full terms and conditions. October 2018

**B1
HOMES**

First Homes
by SCOTT PARK

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WE'RE OFFERING **\$25,000 WORTH OF UPGRADES** TO ANY OF OUR PRIME RANGE OF HOMES. THEY'RE ALREADY STUNNING FIRST HOMES WITHOUT THE UPGRADES. **WITH THEM IT'S NEXT LEVEL IMPRESSIVE.**



The Thames 198m²



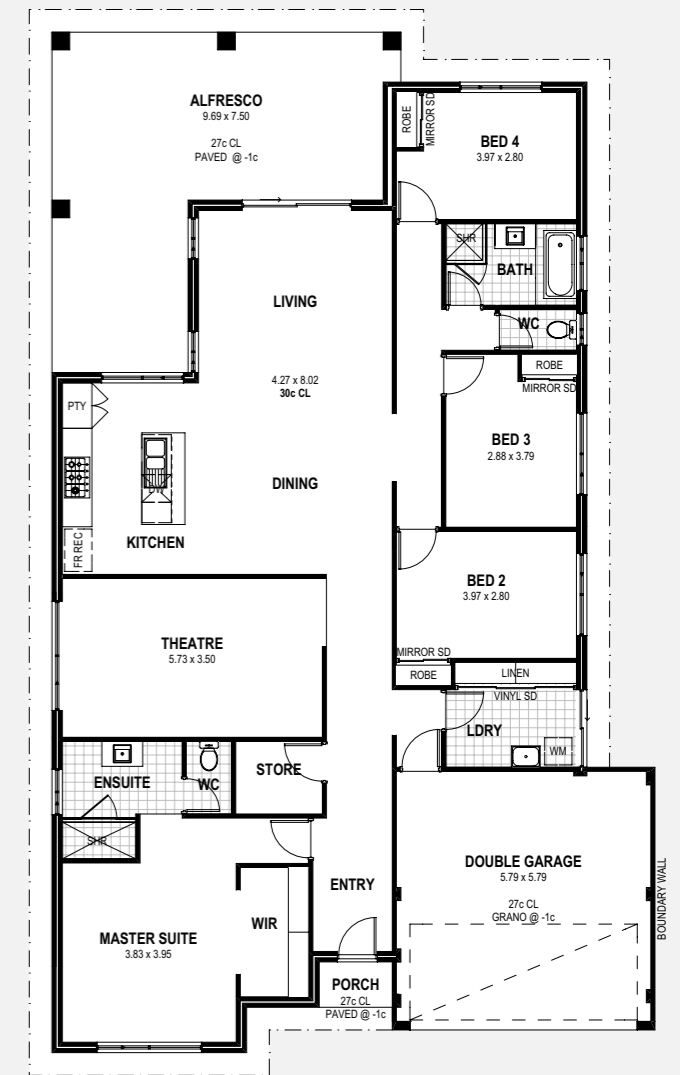
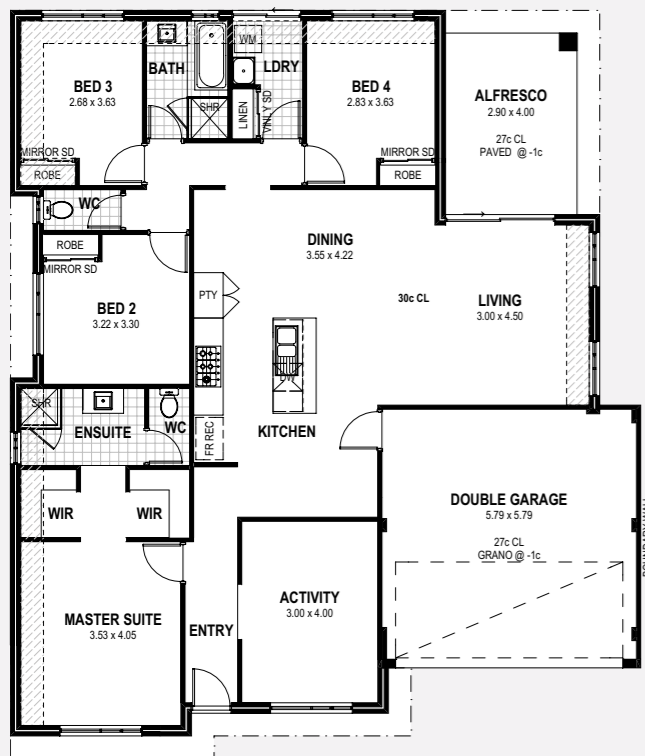
The Daintree 218m²



The Grange 237m²



The Nile 263m²



15M FRONTAGE

PRIME RANGE