

INSPIRATIONS

**ESSENCE**



# **THE ESSENCE OF QUALITY LIVING.**

Our Essence inclusions have been created with all the essential luxuries you need.

The perfect finish to a contemporary and stylish family home.

Make the everyday spectacular in your inspiring new home.

## KITCHEN

- ✓ Stainless steel over-mount double bowl sink.
- ✓ 20mm edging to Caesarstone® benchtops to kitchen from DFH Series 1.
- ✓ Provision for future microwave in cabinetry with power point.
- ✓ Bank of four drawers with cutlery insert to top drawer.
- ✓ Overhead cupboards (as indicated on plans).
- ✓ Pantry with four white melamine shelves (as indicated on plans).

## APPLIANCES

- ✓ European designed stainless steel finish Technika appliances.
- ✓ 900mm upright cooker with 5 burner gas cooktop and electric oven.
- ✓ Stainless steel finish Technika, 900mm canopy rangehood.
- ✓ Provision for future dishwasher with cold water stop tap connection and power.

## CABINETRY

- ✓ Laminate doors with protective 1mm ABS edging in selected 'Laminex or Formica' colours.
- ✓ Choice of designer cabinet handles from DFH Series 1 to all laminate cabinets.
- ✓ White melamine lined cupboards and drawers.

## TAPWARE

- ✓ Chrome mixer tap with single lever and aerator to kitchen sink.
- ✓ Chrome finish basin mixer taps.
- ✓ Chrome finish bath mixer tap and spout.
- ✓ Rail shower head and basket to all showers with chrome finish mixer tap.
- ✓ Garden taps provided to front and rear.

## HEATING

- ✓ Ducted heating with manual thermostat.

## COOLING

### (REGIONAL NORTH ONLY)

- ✓ Bonaire evaporative cooling, total number of points product specific. Available as a standard inclusion for Shepparton, Wodonga and Wagga Wagga areas only.



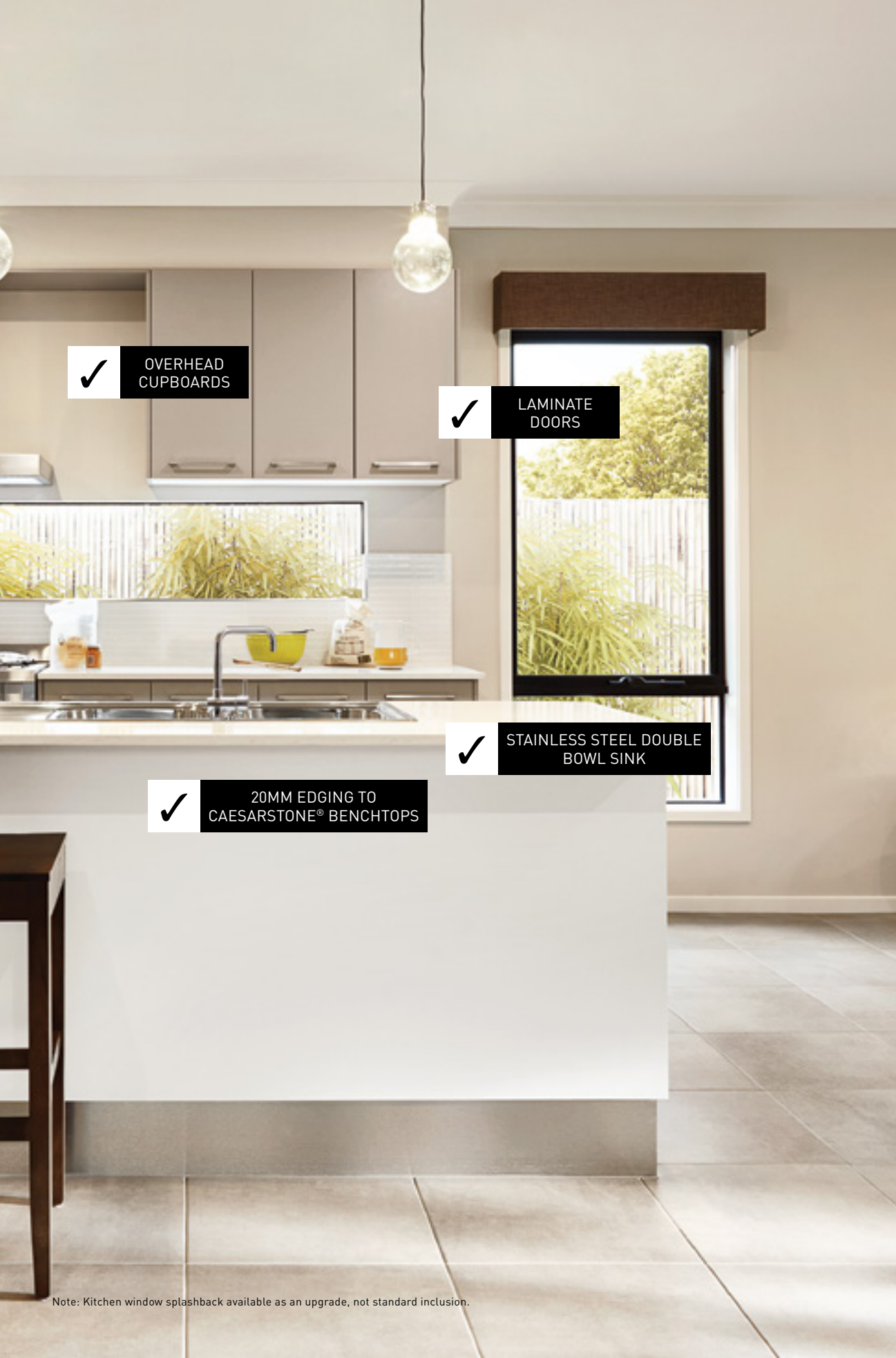
PANTRY WITH 4 WHITE  
MELAMINE SHELVES



STAINLESS STEEL  
APPLIANCES



CHOICE OF DESIGNER  
CABINET HANDLES



✓ OVERHEAD CUPBOARDS

✓ LAMINATE DOORS

✓ STAINLESS STEEL DOUBLE BOWL SINK

✓ 20MM EDGING TO CAESARSTONE® BENCHTOPS

Note: Kitchen window splashback available as an upgrade, not standard inclusion.



✓ 900MM CANOPY RANGEHOOD



✓ 900MM UPRIGHT COOKER



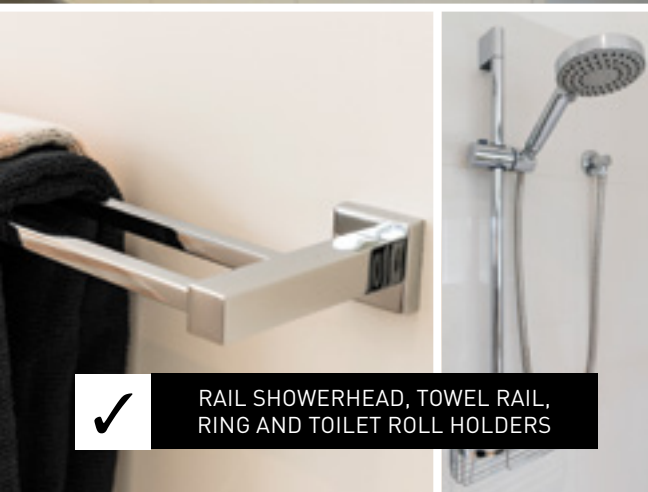
✓ 20MM EDGING TO CAESARSTONE® BENCHTOPS



✓ CHROME TAPWARE



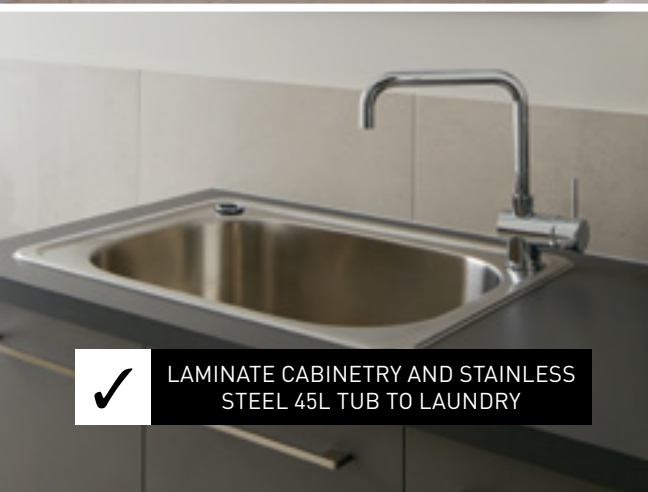
✓ DOUBLE VANITY TO  
BEDROOM 1 ENSUITE



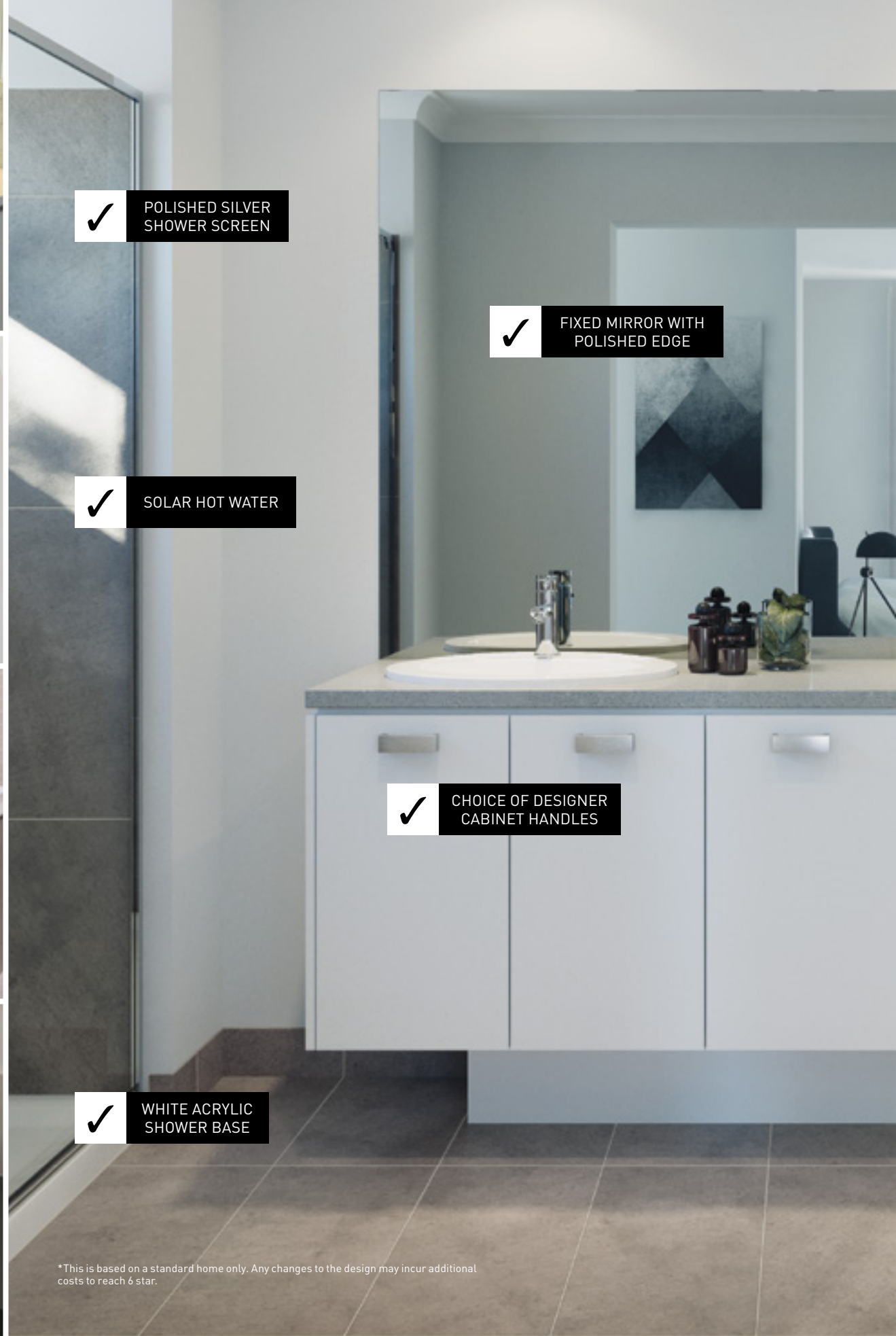
✓ RAIL SHOWERHEAD, TOWEL RAIL,  
RING AND TOILET ROLL HOLDERS



✓ ACRYLIC WHITE  
ISLAND BATH



✓ LAMINATE CABINETRY AND STAINLESS  
STEEL 45L TUB TO LAUNDRY



✓ POLISHED SILVER  
SHOWER SCREEN

✓ FIXED MIRROR WITH  
POLISHED EDGE

✓ SOLAR HOT WATER

✓ CHOICE OF DESIGNER  
CABINET HANDLES

✓ WHITE ACRYLIC  
SHOWER BASE

\*This is based on a standard home only. Any changes to the design may incur additional costs to reach 6 star.



6 STAR ENERGY RATING  
(VICTORIA\*)



CHROME FINISH  
MIXER TAPWARE



BRIGHT CHROME ACCESSORIES



LAMINATED DOORS IN  
SELECTED COLOURS



WATER EFFICIENT  
AAA RATED TOILET

## ENSUITE, BATHROOM AND POWDER ROOM

- ✓ Double vanity to bedroom 1 ensuite.
- ✓ Large fixed mirror with polished edge to ensuite and bathroom.
- ✓ Decina acrylic white island bath 1675mm.
- ✓ Spacious shower to ensuite.
- ✓ Prelude [Decina LunaMK11 White] shower base (size indicated on plans).
- ✓ Semi-frameless polished silver shower screen.
- ✓ Vitreous china white recessed vanity bowls.
- ✓ Bright chrome double towel rails.
- ✓ Bright chrome toilet roll holder beside all toilets.
- ✓ Bright chrome towel ring to powder rooms (as indicated on plans).
- ✓ AAA rated vitreous china close coupled, soft close seat and dual flush toilet suite.
- ✓ Laminate benchtops in square edge.

## LAUNDRY

- ✓ Laminated cabinetry with white melamine lined storage cupboards.
- ✓ Laminate doors and square edge laminate benchtops in selected 'Laminex or Formica' colours.
- ✓ Clark 8520 45lt Stainless Steel Single Tube with suds bypass.
- ✓ Chrome swivel mixer tap with single lever and aerator to sink.
- ✓ Concealed mini stop taps in cabinet for washing machine.

## ENERGY EFFICIENCY FEATURES

- ✓ Independent 6 star energy rating (Victoria).  
Note: Any changes to the design may incur additional costs to reach 6 star energy.
- ✓ Glasswool R4.1 batt insulation to ceiling (excludes garage, portico and alfrescos unless below an upper floor of a double storey home).
- ✓ Glasswool R2.5 wall batts to external walls of dwelling including garage/house wall. Wall wrap to external walls.
- ✓ Draught excluders and bulb weather seals to house external hinged doors.
- ✓ Draft excluder and foam seal to garage/house access door.
- ✓ Clipsal Exhaust fan with built-in draft stopper above all showers and enclosed toilet suites.
- ✓ Water efficient AAA rated tapware, showerheads and toilets.
- ✓ Solar hot water.

## INTERNAL FEATURES

- ✓ 75mm standard cove cornice to ceilings throughout dwelling and garage.
- ✓ 42 x 12 architraves and 67 x 12 skirtings.
- ✓ Two coat paint system throughout.
- ✓ Wall tiles from nominated builders' range to kitchen, ensuite, bathroom, laundry, WC and powder rooms (as indicated on plans).
- ✓ Ceramic floor tiles and matching 100mm high skirting tiles from nominated builders' range, to ensuite, bathroom, laundry, WC and powder rooms (as indicated on plans) for Melbourne, Geelong, Ballarat, Bendigo, Shepparton & Echuca. Tile rebate for Albury & Wagga.

## DOOR FURNITURE

- ✓ Timber front entry door frame.
- ✓ Gainsborough 3 in 1 security Trilock to front door.
- ✓ Designer Slimlite front entry door. Full gloss enamel paint finish. Clear sidelight glazing (if indicated on plans).
- ✓ Hume flush panel smooth skin internal doors with gloss enamel paint finish to all rooms, cupboards and robes (as indicated on plans).
- ✓ Plaster openings to walk-in robes.
- ✓ Lever handle passage sets to doors and dummy sets to cupboards and robes, all in bright chrome.
- ✓ Rectangular flush pulls to sliding doors (if indicated on plans).
- ✓ Lockable garage access internal door.
- ✓ Gainsborough lockset in stainless steel finish to external garage door.
- ✓ External sliding door with keyed lock (as indicated on plans).

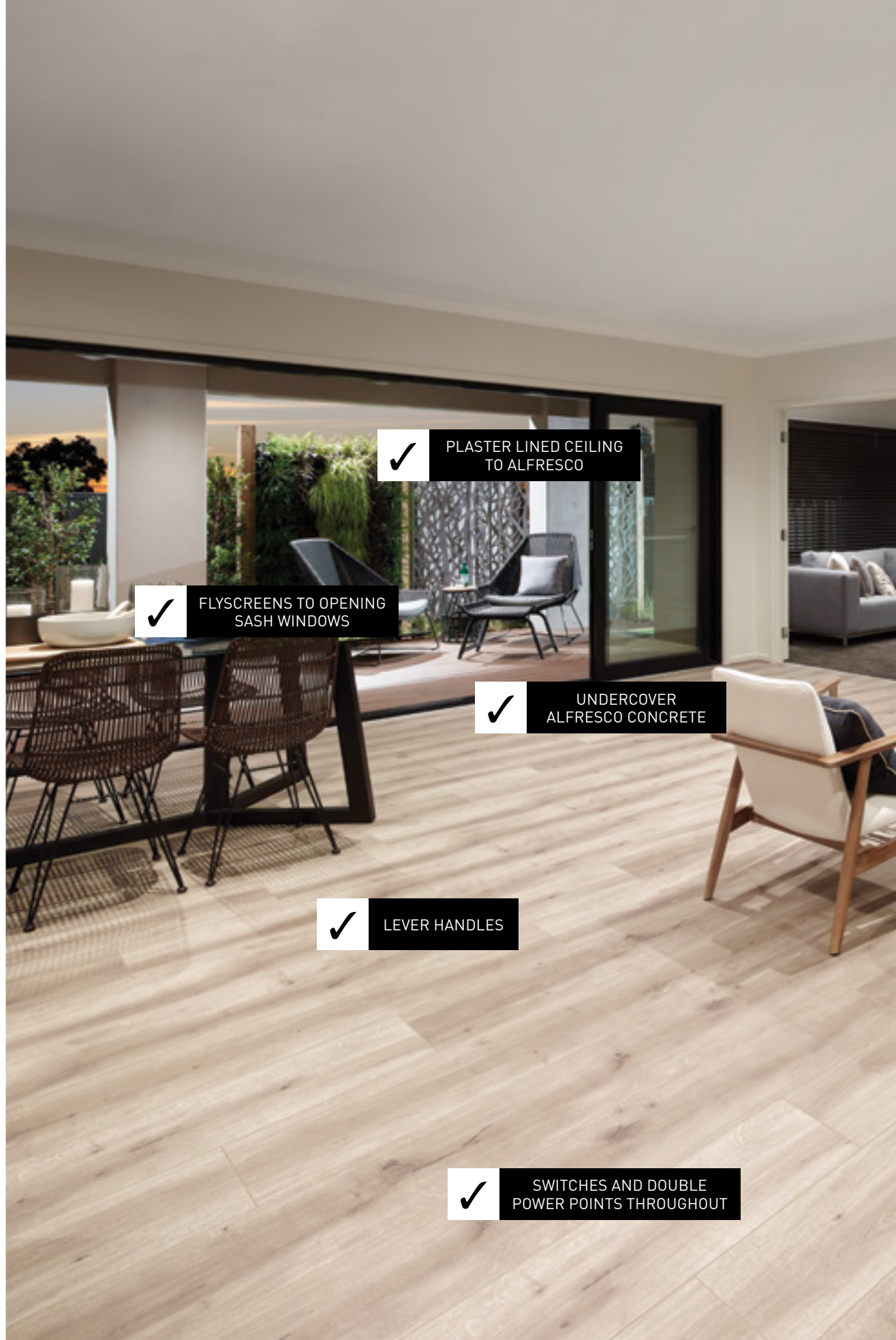
## STORAGE

- ✓ Bedroom robes with white melamine shelf on sturdy timber frame and chrome hanging rail with gloss enamel paint finish to flush panel doors.
- ✓ Linen cupboard with four white melamine shelves and sturdy timber frame (as indicated on plans).
- ✓ Site built broom cupboard with melamine shelf and sturdy timber frame (as indicated on plans).

## STAIRCASE

### (HOME SPECIFIC)

- ✓ Closed stringer with MDF tread and riser in paint finish.
- ✓ Pine handrail with square posts painted gloss enamel. Round 14mm black steel balusters.



PLASTER LINED CEILING  
TO ALFRESCO



FLYSCREENS TO OPENING  
SASH WINDOWS



UNDERCOVER  
ALFRESCO CONCRETE



LEVER HANDLES



SWITCHES AND DOUBLE  
POWER POINTS THROUGHOUT





9W ENERGY SAVING LIGHT BULBS



75MM COVE CORNICES TO CEILINGS THROUGHOUT



TWO TV POINTS

Note: Boutique sliding door and decorative screen available as an upgrade, not standard inclusion.



FLYSCREENS TO OPENING SASH WINDOWS



LINEN CUPBOARD WITH MELAMINE SHELVES



PAINTED PINE HANDRAIL AND BLACK STEEL BALUSTERS

## ELECTRICAL

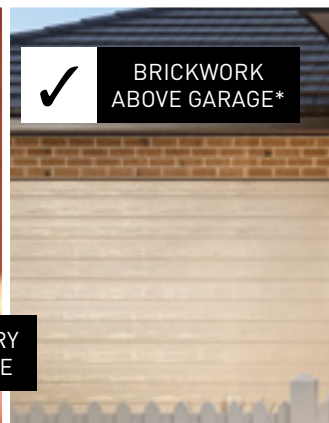
- ✓ Clipsal '2000 Series' switches and power points throughout.
- ✓ 9W energy saving light bulbs with batten fix white conical shades internally, portico and alfresco.
- ✓ Weatherproof batten holder to each exterior door, excluding garage.
- ✓ Mains power ionisation smoke alarms with battery backup (as indicated on plans).
- ✓ Two TV points and 7m co-axial cable to roof space (as indicated on plans).
- ✓ Safety switch, miniature circuit breakers and earth leakage to meter box.

## EXTERNAL FEATURES

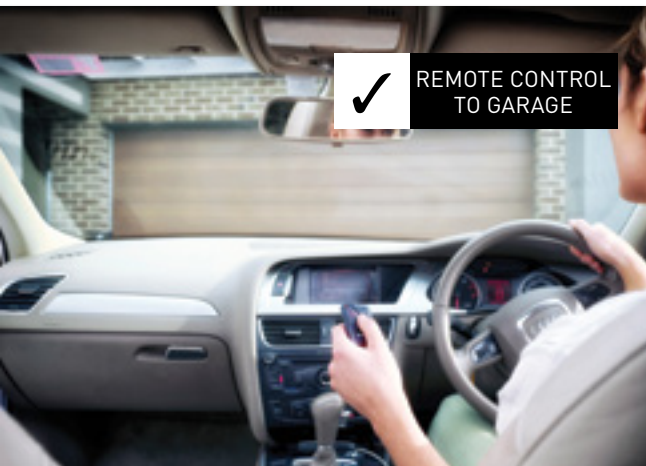
- ✓ Choice of PGH clay bricks from DFH Series 1.
- ✓ Natural colour rolled mortar joints.
- ✓ Clear glazed maintenance free aluminium windows and sliding doors.
- ✓ Flyscreens to opening sash windows of house.
- ✓ Keyed locks to all opening window sashes.
- ✓ Choice of Boral colour-on concrete roof tiles in either 'Macquarie' or 'Slimline' profiles from DFH Series 1 range.
- ✓ Maintenance free Colorbond fascia, barges, gutter and downpipes.
- ✓ Brickwork above garage door.
- ✓ Fibre cement sheet infill above windows and doors or brickwork (if indicated on plans).



✓ TRILOCK ENTRY DOOR HANDLE



✓ BRICKWORK ABOVE GARAGE\*



✓ REMOTE CONTROL TO GARAGE



✓ UNDERCOVER ALFRESCO CONCRETE



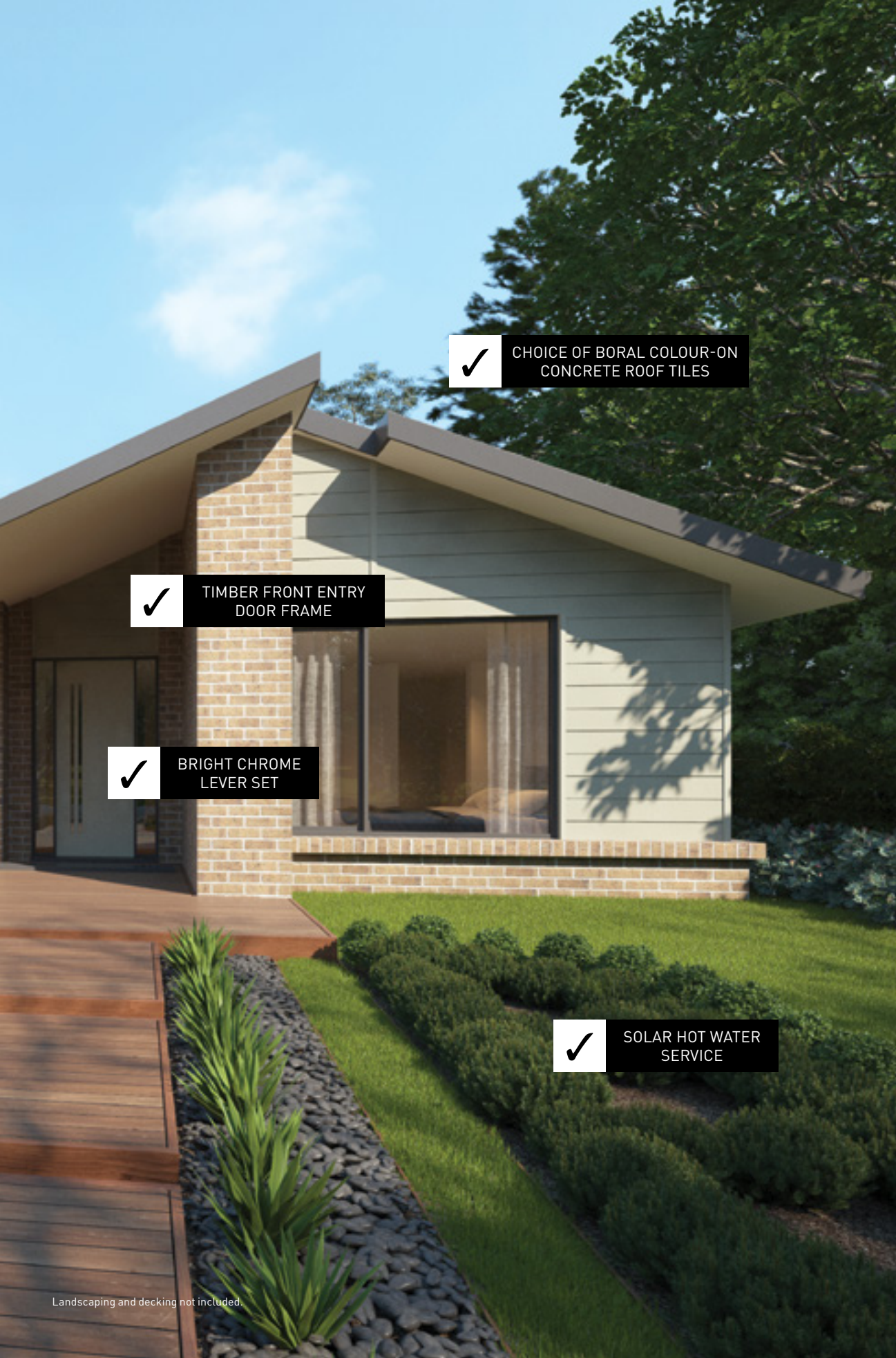
✓ CHOICE OF PGH CLAY BRICKS FROM DFH SERIES 1

✓ NATURAL COLOUR ROLLED MORTAR JOINTS

✓ SECTIONAL GARAGE DOOR

✓ GARDEN TAPS AT FRONT AND REAR

\*Unless feature cladding or corner windows are integral to facade style.



CHOICE OF BORAL COLOUR-ON  
CONCRETE ROOF TILES



TIMBER FRONT ENTRY  
DOOR FRAME



BRIGHT CHROME  
LEVER SET



SOLAR HOT WATER  
SERVICE

## GARAGE

- ✓ Sectional garage door.
- ✓ Remote control with three transmitters (one wall mounted).
- ✓ External weatherproof flush panel rear access door.

## CONSTRUCTION FEATURES

- ✓ Engineered designed class 'M' waffle pod concrete slab.
- ✓ Alfresco with plaster lined ceiling and concrete floor (if alfresco area indicated on plans).
- ✓ Concrete pump included for slab construction.
- ✓ 2,400mm nominal ceiling height for single storey homes.
- ✓ 2,400mm nominal ceiling height for ground floor and first floor of double storey homes.
- ✓ Constructed for low level of bushfire attack. Bushfire Attack Level (BAL) – Low.

## HOT WATER AND WATER TANK

### Victoria

- ✓ Rheem 160 litre Solar Loline HWS including one roof collector, ground mounted tank and six star 26 litre integrated gas booster.

### New South Wales

- ✓ Gas 135 litre capacity mains pressure HWS for homes with up to three bedrooms and gas 160 litre capacity for homes with more than three bedrooms.
- ✓ Slimline 2,000 litre steel rainwater tank supported on concrete base.

## CONNECTIONS AND WIND RATING

- ✓ Includes all surface site works based on a level building allotment of up to 650m<sup>2</sup> with stormwater, sewer, mains gas, mains water and underground power connections based on a maximum 6m home setback from the relevant point at the site boundary and availability.
- ✓ Based on N2 wind rating.

## TERMITE TREATMENT

- ✓ Part A termite protection to home with collars to slab penetrations.

\*This is based on a standard home only. Any changes to the design may incur additional costs to reach six star rating. Standard inclusions based on Classic facade. Dennis Family Homes reserves the right to amend its designs and inclusions without notice prior to contract signing. Please refer to a Dennis Family Homes Sales Consultant for additional details. The following items may be included in the display homes for display purposes only: furniture, decorator items, window coverings, feature painted walls, additional power points, feature lighting, light fittings, air conditioning, security system, pergolas, driveway and paths, landscaping, fencing, retaining walls and floor coverings outside wet areas. Dennis Family Homes Inspirations Series – Essence Standard Inclusions, effective 8th February 2021, version 3.2. Reproduction in whole or in part is forbidden. Copyright © 2021 Dennis Family Intellectual Property Pty Ltd ACN 125 258 237. DFH8544



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