

House & Land



From

\$414,650

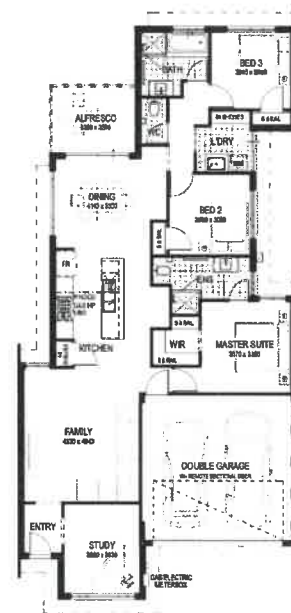
Lot 43

Street Name Cosmic rise

Suburb Landsdale (The Crest)

Specifications

- Stone Benchtops to Kitchen
- GTEK Smart Finishing System
- 300mm x 300mm tiling to wet areas
- Premium SMEG 900mm European appliances
- Choice of 6 Contemporary Elevations
- Glass pivot doors to showers
- Luxury toilet suites
- Flush fit pelmet garage door
- Soft closing cupboards throughout
- Mixer taps throughout
- China basins
- Luxury switches & power points
- Buildfast Building Timeframe Guarantee
- Lifetime structural warranty
- Site costs estimates included



BROOK
SIGNATURE SPEC
MODEL No. 8174



3 2 2 10m 177sqm

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Impressions
The House Builder

Signature Specification

Kitchen

- Essastone 20mm stone Benchtops from Builder's Signature Range
- Zoe Acero 1200mm stainless steel Double end bowl Sink
- Comprehensive range of laminate colours to cupboards from Laminex or Formica (Builder's Signature Range)
- Laminated (facings) to Kitchen Cupboards
- Cupboard Handles – select from our Designer Range
- Smeg 900mm stainless steel gas Hotplate
- Smeg 900mm stainless steel fan forced under bench Oven
- Smeg 900mm canopy Rangehood
- Zoe Tronto chrome gooseneck Sink Mixer (4 Star WELS rating)
- Soft closing Doors and Drawers

Ensuite and Bathroom

- Laminated benchtops to Bathroom and Ensuite. Comprehensive range of laminate colours from Laminex or Formica Builder's Signature Range
- Cupboard handles – select from our Design Range
- Full width slimline framed mirrors
- Zoe Kyra square inset Basin with chrome overflow, plug and waste
- Framed shower screens
- Excellent range of Wall and Floor Tiles up to \$44 per sqm retail from Builder's Signature Range
- Tiling to showers at 2000mm high
- Zoe Tronto chrome Basin Mixer (4 Star WELS rating)
- Zoe Amanda Shower Rail
- Zoe Moderna wall faced Toilet Suite with soft close seat (4 Star WELS rating)
- Zoe 1500 Series stainless steel Double Towel Rails (where shown) and Toilet Roll Holders
- Exhaust fans to Bathroom, Ensuite and WC
- Zoe Tronto 1530 or 1680mm bath (as per on plan)

Laundry

- Zoe Acero 45L inset Trough with 800mm laminated Cupboard
- Zoe Tronto chrome Gooseneck Sink Mixer (4 Star WELS rating)
- Zoe Lioni chrome Washing Machine Tops (4 Star WELS rating)
- Excellent range of Wall Tiles up to \$44 per sqm retail from Builder's Signature Range

Internal

- Cove cornice throughout home
- Gainsborough internal lever Door Handles from Builder's Signature Range
- Privacy locks to Bathroom, Powder, Master Suite or Ensuite
- Shelf and hanging rail to Robes
- Linen Cupboard with 4 shelves (where shown on plan)
- Chrome floor wastes throughout
- Choice of internal plastering
 - GTEK Smart Wall Finishing System
 - Standard Internal Plastering with standard float and set with metal corner beads to all trafficable corners

Garage

- Centurion remoted controlled sectional Garage Door from Builder's Signature Range
- Ceiling to Garage lined with Durasheet

External

- Harmony Habitat concrete Roof Tiles
- Colorbond slotted federation Gutters, Fascia and Downpipes
- Acrylic texture coast render (as shown on plan)
- Aluminium Window Frames from Builder's Signature Range with vent locks to all Windows and Sliding Doors
- Flyscreens to all aluminium opening Windows and Sliding Doors
- Ceiling to Porch and/or Verandah lined with Durasheet
- Ceiling to Alfresco lined with Durasheet
- Estate paint grade Entry Door from Builder's Signature Range
- Gainsborough Governor Entry Door furniture with double deadlock
- Brikmakers Original, Granite, Geo and Stonewash paving collections in Builder's Signature Range, available in three different sizes: Easipave, Vistapave and Flagstone
 - Paving allowance for Driveway
 - Path from Driveway to Front Entry, Alfresco, Porch and/or Verandah (as shown on plan)

Siteworks and Services Inclusions

- Site Inspection
- Site Contour Survey
- Building Licences and standard Water Authority application fees (excluding headworks and planning fees)
- 10 metre Sewer Run
- 6 metre Water Run
- 6 metre Power Run (single phase)
- 20 metre allowances by Alinta Gas for gas run (measured from front boundary to meter box)

Additional Inclusions

- 6 Star Energy Rating
- Lifetime Structural Guarantee (for original owner occupier)
- Lump sum Building Contract
- Cost of Plan included
- Double Clay Brick construction
- Engineer designed Slab and Footings
- Choice of external clay Bricks from Builder's Signature Range with cream rolled joints
- Insulation – minimum R4.1 batts to House and Garage
- Metal corner beading to all high trafficable corners
- RCD Safety Switch to all lighting circuits and power point circuits
- 6 month Maintenance Period
- Gas continuous flow Hot Water Unit
- Clipsal Iconic light switches (Vivid White)
- Control link wiring
- Double GPOs (where shown on plan)
- Two hard wired smoke alarms
- Two external garden taps
- Triple-guard White Ant Treatment
- Blue pine roof timber treated for protection against European House Borer
- Electrical consultancy assistance and individual Electrical Prestart
- Ample light points (positioned as shown on plan)
- Builder's Indemnity insurance
- Essential Living Technology package (1x TV point, 1x data point, 1x phone point, 1x digital antenna)
- Painting specification includes Ceiling, Doors and Door Frames, Woodwork, Eaves, Gables and Meter Box
- Colorbond Fascia, Gutters and Downpipes

Disclaimer: Design and specification are subject to compliance with Developer's covenants. Colour selections, design and specification are subject to a 6 Star assessment to meet the minimum energy requirements. Our continuous product improvement program may result in the specifications changing without notice to a product of greater or equal value.

* Terms & Conditions and exclusions apply. The warranty is provided in addition to any warranty or guarantees imposed by law and in particular the guarantees implied by Australian Consumer Law. This specific warranty is non-transferrable and applies only to the Proprietor's occupancy. Contact Impressions for further details. You will also be supplied with full details of the warranty as part of our contracting process. All images are for illustrative purposes only. *Terms and conditions apply. See website for details and inclusions. Impressions is not the owner of the land. BC6415