

Kirra 240

\$409,750.00 PRICED FROM



Lot 716 Arcadia Street - **RIVERPARKS!**

 **4**  **2**  **2**  **602m²**

DJ Roberts company has gone from strength to strength due to quality, individuality, value for money and old-fashioned service.

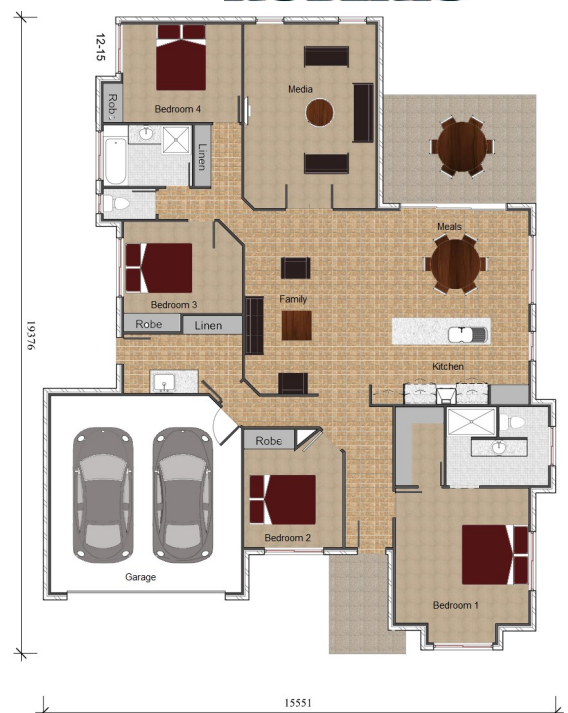
THIS HOUSE AND LAND PACKAGE INCLUDES

- ✓ Fixed price building contract
- ✓ Downlight packages
- ✓ Split system air conditioner to living, ceiling fans to bedroom
- ✓ Garden and turf to front yard
- ✓ 6 star energy rating
- ✓ See back page for detailed list of inclusions



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STANDARD INCLUSIONS

Pre-Construction

BSA fixed price contract
Plan— specifications
Engineer soil report & slab design
PIN Survey

Site Work Foundations & Connections

Site works allowance to 500mm fall over building platform
H classified concrete slab
Termite prevention to Australian Standard 3660.1
Service connections for site up to 600m² in size (battle axe blocks may incur extra service cost)
Excess spoil from site cut/scrape to be left on site for future landscaping
House constructed for “N2” wind rating conditions
No allowance is made for retaining walls

Bricks, Windows, Roof Tiles & Garage

Extensive range of clay bricks from builders selected range.
Natural mortar with raked joints
Powder coated aluminium windows in the builders range of colours
Security locks to all windows & doors
Concrete roof tiles in the builders range of colours
Automatic panel lift door with 2 handsets
Colorbond fascia & gutter in the standard range of colours
Insulation to Australian Standard 2.5 batts

Kitchen Appliances

Fully laminated cupboards with post formed bench tops
Oven, Ceramic Cook-top and Rangehood
Stainless steel kitchen sink
Chrome mixer tap to sink
Dishwasher provision

Bathroom, Ensuite & Toilets

Fully laminated vanities with post formed bench tops
Clear laminated glass shower screens with semi frameless frames
Mirrors with polished edge to the same length as the vanity unit
Tapware from builder's standard range
Towel Rail & Toilet Roll Holders from builders range
Exhaust fan to bathrooms

Ceramic Tiling

Ceramic tiles
Bathroom & Ensuite - floors-1800mm high to shower
450mm above bath, skirting tile
Kitchen-splash back to 600mm high
Toilet & Laundry-floors-splash back over tub, skirting tile
No allowance has been made for laying of border tiles
45 degree patterns or floor feature tile layouts

Electrical

Earth leakage safety switch & circuit breakers
Single phase underground power to 6m setback
Meter box will be installed on the side nearest mains connection point
One (1) double power point to each room
Two (1) light point to each room including shade
Two (2) external light points standard
Two (2) television points
Smoke detectors (hard wired with battery back up)
Pre-wiring for one (1) phone point

Standard Internal & External Features

Quality entrance door, quality paint grade flush internal doors
Gainsborough polished brass external lock set
Gainsborough handles internally
42mm paint grade architraves & skirting
Premium paints
Milena acrylic 45 litre laundry tub
Gas hot water system
Two (2) external garden hose taps
Internal house clean
Site clean after construction
Cornice 55mm core
Full shelving with rail under

Turn Key Items

Driveway & path in exposed aggregate concrete
Letterbox, clothesline & TV antenna, Insect Screens
Flix-mixers to all taps
Ceramic tiles from builders selected range
Quality carpets from builders selected range
Window furnishings from builders selected range
Up to 100m² turf to front yard from builders range
Side return fencing and 900mm gate on a standard block (up to 20m frontage)

Warranties

Six months maintenance period
Statutory structural guarantee period

House and Land package

additional turnkey items:

Split system air conditioner to living area
Ceiling fans to bedrooms
22.5 degree roof pitch
Garden to front yard
140 mm x 140mm stain grade feature posts to portico