

PREMIUM PLUS INCLUSIONS



CHECK OUT OUR SENSATIONAL UPGRADES THAT ARE INCLUDED IN THIS PACKAGE!



- Floor Coverings Throughout
- Evaporative Cooling
- 2590mm High Ceilings
- Stone Benchtops To Kitchen & Vanities

- 2340mm High Internal Doors
- Grand Island Bench
- Smeg Appliances
- LED Downlights



SENSATIONAL UPGRADES AT NO EXTRA COST!

That's right – everything listed in this brochure comes standard in your Premium Plus package, giving you incredible value and enjoyment!



FAÇADE UPGRADES - INCLUDED AT NO EXTRA COST

Just like we tailor the layout of your home, we'll also personalise your façade which you'll love to come home to, day after day!

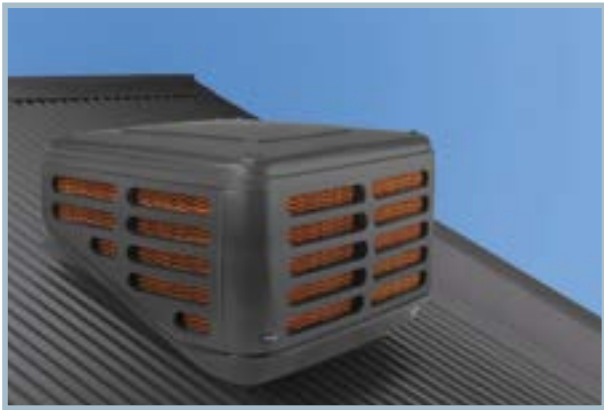
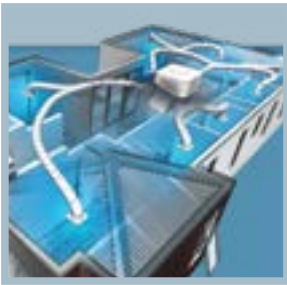
- ☑ \$2,000 **facade upgrade allowance** included in base price - this can be used towards upgrade elements such as render, eaves, raised roof, additional windows
- ☑ A&L **Boutique** premium type window(s) to your façade in a choice of styles
- ☑ Eco **fully insulated** double skin sectional panel garage door in your choice of profile, and including **remote control**
- ☑ Corinthian Madison Series oversized **2340 x 920** entry door with clear glazing
- ☑ Gainsborough **Trilock** levered entry set
- ☑ **Bricks over garage door** including galvanised steel lintel (Note: Not applicable to some façades)



OTHER EXTERNAL UPGRADES - INCLUDED AT NO EXTRA COST

You'll love the quality finishes around your home, from the luxury of the Boutique stacker door to the practical inclusion of fly screens to keep insects away!

- ☑ **2370mm high A&L Boutique** premium type entertainer/**stacker** sliding glass door to Living or Dining
- ☑ **Bricks over** all remaining windows and external doors including galvanised steel lintels (Note: Design specific, and not applicable under some Alfrescos)
- ☑ **Rendered beams** to Alfresco
- ☑ **Alfresco slab** included as part of slab pour
- ☑ Plaster ceiling to Alfresco
- ☑ Hinged exit door to rear of Garage
- ☑ **Locks** to all openable windows and sliding doors
- ☑ **Fly screens** to all openable windows with fibreglass mesh



HEATING & COOLING UPGRADES - INCLUDED AT NO EXTRA COST

Yes, that's right... Evaporative cooling is included as standard in your Premium Plus package!

- ☑ **Evaporative Cooling**, up to 8 points to single storey homes, up to 7 points upstairs to double storey homes
- ☑ **Programmable timer** to gas ducted heating



FLOOR COVERING UPGRADES - INCLUDED AT NO EXTRA COST

Your home is completed with quality floor coverings – ready for you to move in and start enjoying right away!

- ☑ Silver range **floor tiles** to Entry, Living, Kitchen, Pantry, Dining, up to 450 x 450mm ceramic or glazed porcelain (quantity based on typical designs)
- ☑ Category 3 **carpet** including standard underlay to all non-tiled floor areas of home



Visit the Inspired Homes display centre at 2-4 Tallrush Street, Clyde North
Homes on display are The Montage 328 (single storey) and The Panama 465 (double storey)

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INTERNAL UPGRADES INCLUDED AT NO EXTRA COST

Enjoy the grandeur of higher ceilings and higher doors, combined with quality fixtures and finishes throughout!

- ☑ **2590mm ceiling height** (Note: This applies to **both** Ground Floor and First Floor of Double Storey homes)
- ☑ **2340mm** high premium flush panel internal doors (Note: This applies to **both** Ground Floor and First Floor of Double Storey homes)
- ☑ Gainsborough **levered** door furniture, choice of styles
- ☑ **Plaster features** (design specific - typical allowance of 1no. wall cutout, 1no. bulkhead to Living, 1no. bulkhead to Master)
- ☑ Dulux **3 coat** paint system



KITCHEN UPGRADES - INCLUDED AT NO EXTRA COST

Wow, just look at the amazing kitchen inclusions, from the grand island bench, to the quality Smeg appliances, and beyond... all ready for you to cook up a storm!

- ☑ **Smeg** 900mm upright stove (electric oven and 5 burner gas cooktop), installed on laminate platform
- ☑ **Smeg** 700mm undermount rangehood
- ☑ **Grand island** bench **1200mm** wide including Caesarstone benchtop with **40mm** edges (Note: Boomerang Island configuration is 1000mm deep)
- ☑ **Franke Plaza** stainless steel double bowl **undermount** sink with Methven Arrow chrome mixer
- ☑ 4no. **soft close** pot drawers and 4no. soft close cutlery drawers
- ☑ Laminate **soft close** doors to remainder of base cabinetry
- ☑ Dishwasher provision
- ☑ Overhead cupboards including above fridge space
- ☑ Walk-in or built-in pantry (design specific) with up to 16 lineal metres of white melamine shelving



ENSUITE & BATHROOM UPGRADES - INCLUDED AT NO EXTRA COST

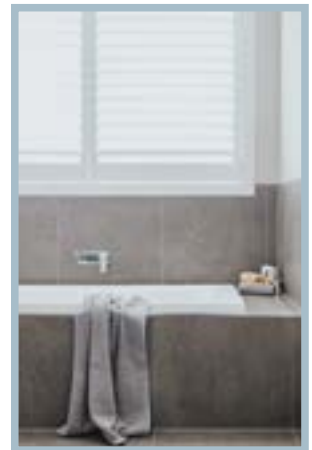
You'll just adore your ensuite and bathroom, complete with all of those delightful finishing touches that you deserve!

- ☑ **Double vanity** to ensuite, up to 1600mm wide
- ☑ 20mm **Caesarstone** benchtops to vanities with shadowline
- ☑ Choice of designer basins
- ☑ **Methven Surrey** mixer tapware to all basins, bath and showers, plus Methven Krome 120 three function shower rail to both showers
- ☑ **2000mm high** polished edge mirrors, to full length of cabinetry
- ☑ **Tiled shower bases** including **tiled smart waste** outlet
- ☑ Ensuite shower up to **1500mm x 900mm**
- ☑ **2000mm** high semi-frameless shower screens
- ☑ **Soft close** toilet suites with enclosed flush pipe for easy cleaning
- ☑ Silver range floor and wall tiles (up to **450 x 450mm** ceramic or glazed porcelain)

LAUNDRY UPGRADES - INCLUDED AT NO EXTRA COST

Yes, believe it or not - you can even love your laundry with quality cabinetry and storage galore!

- ☑ 900mm wide **laminated base cabinet** with square edge laminate benchtop and 45 litre stainless steel insert trough
- ☑ Double or triple door **linen/broom** cupboards (number of doors design specific)



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ELECTRICAL UPGRADES - INCLUDED AT NO EXTRA COST

Your standard “Premium Plus” electrical package is nothing short of brilliant – just read through the list below and smile!

- ☑ A **generous provision** of double power points (3 to Master, 2 to other Bedrooms/ Study/MPR, 1 to Dining, 1 to Laundry, 2 to Kitchen, 1 to Pantry, 3 to Theatre, 3 to Living, 2 to Rumpus, 1 to Ensuite, 1 to Bathroom, and 1 to Garage) as applicable
- ☑ Double external power point under Alfresco
- ☑ **20no.** round white **LED downlights** (1 batten light point included to the centre of every other room)
- ☑ **TV points** to 3no. locations including supply of co-axial cable
- ☑ **Telephone point** to 1no. location

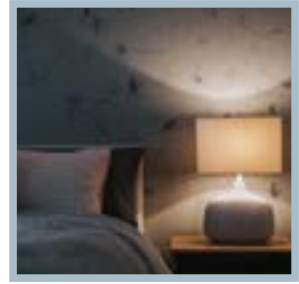


LOCAL GOVERNMENT / OH&S UPGRADES - INCLUDED AT NO EXTRA COST

Peace of mind comes standard with the inclusion of these requirements at no extra cost!

- ☑ Part A and Part B **termite treatment** (**reticulated** system to perimeter of home and collars to slab penetrations)
- ☑ Void fall protection
- ☑ Perimeter scaffolding
- ☑ Concealed plumbing
- ☑ Perimeter fall protection (where required)
- ☑ Site toilet
- ☑ Site and home cleared of rubbish on completion
- ☑ Builder's house clean on completion





ENERGY RATING UPGRADES - INCLUDED AT NO EXTRA COST

Enjoy the added comfort and added efficiency and lower energy bills that upgraded insulation provides!

- ☑ **R2.0 batts** plus sisalation to external walls of dwelling only, and between dwelling and Garage
- ☑ **R3.5 batts** to ceiling of dwelling

DOUBLE STOREY HOMES - ADDITIONAL UPGRADES - INCLUDED AT NO EXTRA COST

Your home is not short-changed upstairs - Just check out the magnificent upgrades that come as standard!

- ☑ **2590mm** ceiling height to first floor (Included to both Ground Floor and First Floor)
- ☑ **2340mm** high premium flush panel internal doors (Included to **both** Ground Floor and First Floor)
- ☑ 2no. stained KDHW bottom treads to staircase
- ☑ 450mm **eaves** all around First Floor roof
- ☑ **Powder room** to Ground Floor
- ☑ **Additional 10no.** round white **LED downlights** (total of 30)



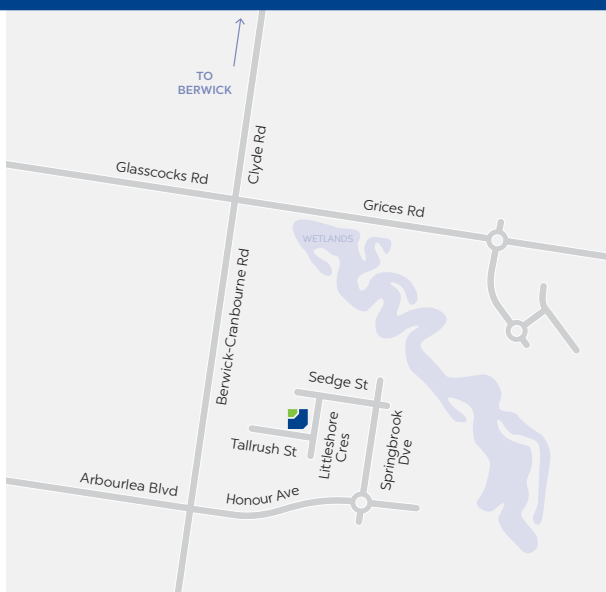
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