Choice Specification

We are passionate about building high quality homes, so we only partner with premium brands to give you not only a superior home, but also a range of premium inclusions to make your selections from. Beyond trusted brands, we ensure functional and quality inclusions to meet your everyday needs.



DAIKIN · MyPlaceIQ · Rinnai · Westinghouse · CAROMA · stone ambassador · Colorbond · Midland Brick

legrand · Gainsborough · TAUBMANS · Glass Co Metro · Laminex · CORINTHIAN DOORS · GYPROCK · FORMICA

General Inclusions

- Lifetime Structural Guarantee
- 6 months maintenance period
- Personalised Interior Design Consultation
- Ongoing consultation with one of our Design and Sales Consultants
- Housing Industry Association (HIA) Building Contract and Insurance
- Full builder's indemnity insurance
- Complete working drawings and addenda for local authority submissions
- Site contour survey
- Structural site report and engineer certified working drawings
- Fully engineered concrete slab and footing
- Shire building permit fees and standard Water Corporation fees
- Council approved Energy Efficiency report
- Full perimeter termite treatment
- Allowance for sewer run in (10m past last connection point)
- Allowance for water run in (6m past last fixture)
- Gas allowance to meter box for ATCO run in and connection

Home Inclusions

- Daikin fully ducted reverse cycle air conditioning
- MyPlaceIQ smart app home system with air conditioning and garage door control
- Gas instantaneous Rinnai hot water system with wall box
- COLORBOND® custom orb steel roof, gutters, fascia and downpipes
- 25 degree roof pitch
- H2 treated blue pine roof
- 28 course ceiling height internally
- 25 course ceiling height to alfresco, portico/porch/ verandah and garage^
- Choose from 3 Gyprock feature cornices throughout (Cove, Symphony or Aria)
- Hardiflex fibre cement lining to all eaves, alfresco and garage (Extent of eaves as show on plan)^
- R4 insulation to ceiling throughout
- Cavity wall insulation in all external walls
- 2 course face Midland Brick, with double brick construction and rolled cream mortar joints
- Drywall lining system
- Corner beading throughout
- Taubmans paint finish internally and externally with 1 coat of tinted sealer on internal walls
- Acrylic render to front elevation (2 colours) from Masterwall builder's standard range (where applicable)
- Remote sectional door to garage with 3 remotes from Centurion builder's range
- Feature concrete brick paving to driveway (garage door width by 6m in length or to boundary, whatever occurs first), porch and alfresco from Midland Brick builder's range^
- 2 outdoor garden taps with non-return valves

Door and Window Inclusions

- Corinthian feature front door including weather draft seals
- 25 course flush panel internal painted doors from Corinthian builder's standard range
- JDS metal internal door frames
- Glass Co Metro powder coated aluminium window frames and sliding doors throughout
- Glass Co Metro flyscreens to all awning windows and sliding windows and doors
- Glass Co Metro keyed vent locks to all sliding windows
- All external door locks keyed alike
- Gainsborough tri-lock entry set to front door.
- Gainsborough lever set and single deadlock to garage entry door
- Lever handles to all internal doors from Gainsborough builder's range
- Privacy latches to ensuite, bathroom and water closet (where applicable)

Kitchen Inclusions

- 20mm stone benchtops from Stone Ambassador builder's standard range with 300mm breakfast bar overhang
- Westinghouse 900mm stainless steel under bench electric oven
- Westinghouse 900mm stainless steel gas hotplate
- Westinghouse 900mm stainless steel canopy flumed rangehood
- Caroma feature undermount stainless steel sink
- Caroma flick mixer tapware throughout
- Cupboards with ABS edging and soft dosers from Formica or Laminex builder's standard range
- Drawer and cupboard handles from Hafele builder's range
- Bank of 4 cutlery drawers (450mm)
- Four shelves to pantry
- 700mm high tiled splashback to behind hotplate with 200mm high splashback to remainder (from builder's standard range at $44/m² PC)
- Dishwasher recess with plumbing and electrical provisions

Bedroom Inclusions

- Walk-in robe with shelf and rail to master suite
- Double robes with shelf and rail to minor bedrooms
- Choice of mirrored or vinyl sliding doors to double robes in minor bedrooms

Bathroom/Ensuite/WC Inclusions

- 20mm stone benchtops from Stone Ambassador builder's standard range
- Caroma 1525mm bath
- Caroma dual flush china toilet suite with soft closing lid
- Feature towel rail and toilet roll holder from Caroma builder's standard range
- Choice of feature inset vanity basins from Caroma builder's standard range
- Feature tapware from Caroma builder's range
- Cupboards with ABS edging and soft closers from Formica or Laminex builder's standard range
- Drawer and cupboard handles from Hafele builder's range
- Choice of fully framed or frameless direct stick mirrors to bathroom and ensuite
- Hobless showers throughout (including reflux valve where necessary)
- Semi-frameless shower screens with pivot door
- Square chrome floor wastes, where applicable
- 2100mm high tiling to showers (from builder's standard range at $44/m² PC)
- Choice of rectified porcelain floor tiling (300x300) and non-rectified ceramic wall tiles (200x600) from builder's range. Laid with a standard grout joint and cut with a standard tile cutter. Mitred edges to tiles throughout (where applicable)
- Energy compliant approved self closing flumed exhaust fans (where applicable)

Laundry Inclusions

- 20mm stone benchtops from Stone Ambassador builder's standard range
- Stainless steel inset trough and cupboard to laundry from Caroma builder's range
- Caroma flick mixer tapware
- Caroma washing machine taps
- Cupboards with ABS edging and soft closers from Formica or Laminex builder's standard range
- Choice of mirrored or vinyl sliding doors to linen (where applicable)
- Choice of rectified porcelain floor tiling (300x300) and non-rectified ceramic wall tiles (200x600) from builders standard range. Laid with a standard grout joint and cut with a standard tile cutter
- Square chrome floor wastes, where applicable

Electrical Inclusions

- LED downlights throughout the home
- External LED lights to alfresco and portico/porch/ verandah^
- External wall bayonet to front elevation and outside laundry
- Legrand modern light switches in choice of grey or white
- Single phase power
- Legrand double power points throughout the home
- 3 point pack (1 TV, 1 data and 1 phone point)
- 1 single power point to dishwasher recess
- Hard wired smoke detectors installed to Australian Standards (interconnected)
- Western Power safety switch
- Telecommunications conduit (when located next to power dome and within 30m of meter box)
- Provision for National Broadband Network connection

^ Only if alfresco is included in design

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These specifications will be inducted unless otherwise noted. The builder reserves the right to substitute products of a similar value when items become obsolete or are unavailable. Images for illustrative purposes only. BC 12049. 16th February 2026.