

Lifestyle Inclusions

Connections & Earthworks

All Construction and warranty insurances
Council building and application fees (based on Gold Coast City Council)
Engineers & Surveyor fees
Underground power, sewer, storm water & water connection to 600m² lot with 6m set back
HIA Building Contract
Full Termimesh termite treatment to entire dwelling
"S" class engineered concrete slab on level site
500mm total fall over house pad made up of 250mm equal cut/fill
N2 (W33) Engineers wind rating

External

Brick veneer construction
Colorbond metal fascia/gutter
Alfresco under main roof (design specific)
Painted PVC downpipes
Colorbond panel lift garage door, with remote control handsets
Concrete roof tiles from the standard range
450mm eaves to entire home
22.5 degree roof pitch
PGH Clay bricks from the Palladio Homes standard range
Garden taps provided to front and rear (2 in total)

Internal Inclusions

Cover Grade Staircases 2590mm ceiling, with powder coated balustrade and paint grade timber hand-rail (design specific)
Built in robes to all bedrooms and WIR to master suite
Choice of ventilated or melamine shelving, with hanging rail, to all built in robes and WIR
Four (4) shelves to linen cupboards, choice of ventilated or melamine shelving
Dulux paint to all internal walls, including gloss enamel paint to all woodwork (3 coat paint system to all internal walls)
2440mm ceiling height throughout all single storey designs
2590mm ceiling height to lower level of double storey designs
42mm architrave – select from 4 profiles
67mm skirting – select from 4 profiles
75mm Cornice throughout

Windows

Powder coated aluminium windows and sliding doors
Keyed alike window locks to all opening windows
Toughened clear glazing to wet area windows

Hot Water Service

24Lt Continuous flow gas hot water

Energy Efficiency

Insulation to all of our homes to achieve a 6 star energy rating

Kitchen

Baumatic Stainless Steel 600mm Oven, 600mm Gas or Ceramic Cooktop, 600mm Slideout Rangehood
or
Baumatic Stainless Steel 900mm freestanding upright range with gas hobs and electric oven and 900mm canopy rangehood
Ceramic tile splashback from the Builders standard range
Laminate kitchen cabinetry with melamine shelves
Select from over 150 cabinet laminates
20mm CaesarStone benchtops from the Builders standard range (no gable ends)
Select from over 30 cabinet handles
Prestige shadow line kitchen finishes
Overhead cupboards including bulkheads to ceiling
Four (4) melamine shelves to pantry
1 & ¾ bowl Posh Solus drop in stainless steel kitchen sink
Provision for dishwasher
Provision for microwave
Mizu single lever sink mixer

Bathroom/Ensuite/WC/Powder room

Laminate cabinetry with melamine shelves to all vanities
Select from over 150 cabinet laminates
20mm CaesarStone benchtops from the Builders standard range
Select from over 30 cabinet handles
Porcher Quatre or Ovale vitreous china above counter basins
Ceramic floor tiling to all wet areas from Builders standard range
Ceramic tile skirting (max. 200mm high) from the Builders standard range
Ceramic wall tiles to showers (2100mm high) and bath hob (where applicable) from the Builders standard range
Frameless mirror to vanity tops with arised edges
Hobless showers to single storey designs
Semi-frameless chrome finish shower screens with pivot action doors and clear safety glass
Carina 1750mm acrylic white designer bath/s (design specific)
Mizu water efficient chrome tapware throughout
Valero white close coupled china toilet suites
Mizu chrome finish accessories throughout (1500 series double towel rail to Ensuite & Bathroom, Mizu chrome finish towel ring to Powder room (where applicable), Mizu chrome finish toilet roll holder to WC's)
Nickles cubit massage 4 function shower rail

Laundry

Everhard White laundry cabinet with 45lt stainless steel tub – model no. 71189c
Ceramic floor tiling from Builders standard range
Ceramic floor tile skirting (max. 200mm high)

Ceramic tile splashback from Builders standard range
Flickmixer tap

Doors & Door Furniture

No. 7 Half glazed door to Laundry with Gainsborough 540 S/S Entrance Set lock
Enviro-seal Entry door frames
Corinthian 820mm paint grade front entry door from the extensive Urban range
External Door Furniture: Gainsborough 540 S/S Entrance Set and 850 Double cylinder deadbolt with 980 Slimline Satin Chrome backing plate
All external hinged doors to be keyed alike
2040mm Flush Panel hinged doors throughout including door stops
Choice of hinged robe doors, as displayed, or vinyl sliding robe doors
Internal Door Furniture: Gainsborough 700 Lever Series (select from 6 handle options) BC or SC passage sets. Gainsborough privacy sets to powder room, ensuite, baths and WC's

Electrical

Single phase meter board with circuit breakers
Slimline power points and light switches throughout
Double power points throughout (20 to double storey designs & 15 to single storey designs)
5 Single power points for microwave, cooktop, dishwasher, refrigerator & automatic garage door
TV antenna
TV points (3 to double storey designs & 2 to single storey designs)
Exhaust fans to all non-ventilated bathrooms, ensuites, powder rooms and WC's
External bunker light (separate to porch or alfresco areas if applicable)
Provision for one phone point to Kitchen
Smoke detectors hardwired to 240 volt, including battery back up
Earth leakage safety switches
Batten holders to all light points with energy efficient globes to 80% of the internal floor area (30 to double storey designs & 25 to single storey designs)

Excluded Items

Dishwasher, Microwave, window coverings, furniture, floor coverings (except wet areas), light fittings and 12 volt light system, wall paper and feature painted walls, air-conditioning, Alfresco floor coverings, external paving and concrete, including driveways, retaining walls, fences and landscaping.

Palladio Homes Pty Ltd reserves the right to change any plans, specifications, materials and suppliers without notice.

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