

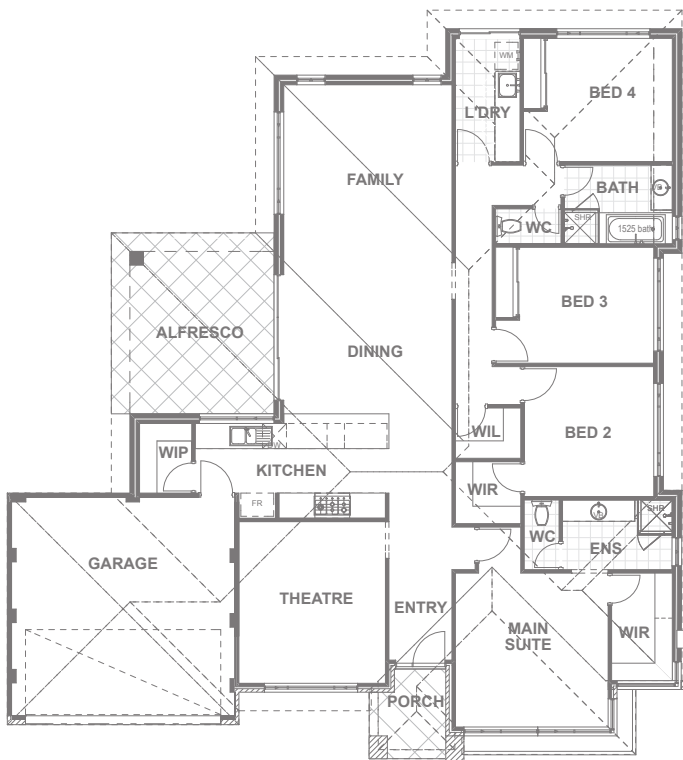
Starting from \$225,990

A better way to build.



# Panorama

Block width 20m



- 4 bedroom x 2 bathroom
- Contemporary elevation with render facade and feature wall
- Colorbond roof
- 25 course high ceilings throughout
- Double garage with roller door
- Gourmet kitchen with stone tops, stainless steel appliances including range hood and overhead cupboards
- Built in robes and linen cupboard
- Master bedroom suite with fully appointed ensuite.



Proposed Residence

188.66m<sup>2</sup>

Double Garage

37.92m<sup>2</sup>

Alfresco

19.70m<sup>2</sup>

Porch

4.48m<sup>2</sup>

**Total**

**250.76m<sup>2</sup>**



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# Standard Inclusions

## General

- Brikmakers Traditional Collection 230x76mm Classic face bricks
- Horizontally cored internal utility bricks with float and set finish (vertically cored for two storey homes)
- 25 degree roof pitch to main roof area (treated timber where required by Statutory authority or untreated timber elsewhere)
- Porch / verandah / Alfresco / eaves with cement sheet lining at 28 course where indicated on plan
- Painted solid core front entry door from Builders standard range (PBR1/2/5/6/7/101/104/106) including Gainsborough Trilock front entry door handle (8901 Angular / Precise / Align) and Gainsborough Architectural hinges. All other external timber hinged doors include choice of Lever or Knob handle with G2 Series deadlock
- Lockable Affinity Aluminium sliding windows and doors including flyscreens (minimum 4mm glazing)
- Painted flush panel internal doors with deluxe metal door frames including Gainsborough Contractor 700 G3 series Lever internal door handles including privacy latches to Ensuite, Bathroom and WC
- Vinyl Gyprock sliding doors where indicated on plan
- Colorbond Steel roof cover in Contemporary or Classis colour ranges (excludes Ultra/Stainless ranges or Anticon) or Harmony Concrete roof tiles from the Habitat Collection
- Garage with cement sheet lining at 28 course including 100mm grano hardstand at minus 1 course and Standard range Colorbond sectional door in texture finish from Builders standard range with wall controller, 2 remotes and pelmet
- Brikmakers 190x190x60mm Vistapave brick pavers from either Granite or Original Collections (excludes 'Natural') to Porch / Verandah, 6.0m long double width driveway, 1.0m wide path to front door and Alfresco at minus 1 course (or otherwise graded to suit site levels) where indicated on plan (crossovers including preparation costs are not included)
- Timber framed roof structure
- Raking bulkheads near cavity walls without eaves
- Polybutelene plumbing pipework to wall and ceiling areas
- Zinalume slotted 'S' type gutters, rectangular downpipes and rebate fascia painted one colour
- 85mm engineered ground floor slab and 172mm engineered upper floor slab (where applicable)
- 10mm plasterboard internal ceilings at 28 course with 75mm coved cornice unless otherwise noted
- Skim coat finish included where upper floor slab is located above ground floor areas
- Walk in robe / robe recesses where indicated on plan including single shelf and rail
- Pantry / Linen where indicated on plan including 4 shelves
- Plaster beading to high traffic areas internally
- 2 external garden taps

- Fully painted using Solver paint externally and internally (excluding walls)
- Tiling prime cost of \$44/m<sup>2</sup> based on up to 200x400mm wet area wall tiles laid horizontally and up to 333x333mm wet area floor tiles to extent indicated on plan excluding feature tiles, mosaic tiles, rectified edge tiles, glazed porcelain tiles, tile trims or mitred tiling
- Wall detail suitable for normal setbacks (additional costs apply for walls within 1.0m of boundary)
- Rheem Stellar 160 litre gas storage hot water system
- R3.0 insulation batts to ceiling area
- Concrete formed stairs with Aluminium powdercoated balustrade (choice of either Heritage, Settler, Stirling or Contrast profiles with Slimview metal handrail) where indicated on plan

## Cupboards and Vanities

- Laminex or Formica Tightform profile laminated benchtops from Builders standard range. Standard range excludes 'Innovations', 'Crystalgloss' or 'Diamondgloss'
- Laminate end panels and backing to island cupboards where indicated on plan
- Cupboards including Laminex or Formica laminated doors and handles from Builders standard range. Cupboards include kickrail, fixed shelf and bank of 4 drawers (all white interior). Standard range excludes 'Silk' finish.
- Soft closing drawers, soft closing hinges and ABS edging to cupboard doors

## Kitchen

- Stylus Home R150 stainless steel inset Kitchen sink including Alder Star 35mm flickmixer tap
- Westinghouse 900mm stainless steel electric underbench oven (WVE916SA), gas hotplate (GHR95S) and canopy rangehood (WRF900CS) flumed to ceiling
- Cold tap and SGPO to dishwasher recess
- 700mm splashback tiling to walls above Kitchen benchtop

## Ensuite and Bathroom

- Caroma Cosmo vitreous china vanity basin/s including Alder Star 35mm basin flickmixer tap/s
- Caroma Maxton 1500 acrylic bath
- Caroma Cosmo Concorde connector WC suite with vitreous china pan and acrylic cistern
- Chrome wastes to showers and floors and chrome pop-down wastes to basins and bath
- Alder Star 35mm wall mixer with hand shower on bracket (HS205) to shower recess
- Alder Star 35mm wall mixer with standard bath outlet to bath

- Alder Star double towel rails and toilet roll holder
- 200mm tiled hobs to cupboards and shower, 200mm splashback tiling to walls above vanity cupboards, 200mm skirting tiling, 2.0m high tiling to shower recesses and tiled floors
- Ceramic soap holder to shower recesses
- Clear glazed fully framed pivot shower screens and unframed mirrors with spring clip fixings
- Exhaust fan (flumed for Colorbond roof or unflumed where tiled roof has been selected)
- Obscure glazing to windows

## Laundry

- 45 litre stainless steel inset trough including Alder Star 35mm flickmixer tap and 800mm wide cupboards with benchtop to remainder
- Alder Star MKII washing machine taps located within cupboard
- 200mm tiled hob, 200mm skirting tiling, 400mm splashback tiling to walls above Laundry cupboard and tiled floor

## WC / Powder room

- Caroma Cosmo Concorde connector WC suite with vitreous china pan and acrylic cistern
- Alder Star toilet roll holder
- Alder Star towel ring (powder room only)
- Permanently vented window
- 200mm skirting tiling and tiled floor

## Electrical

- Single phase power
- Generally one standard bayonet light point and one double GPO per room (single GPO's only where servicing appliances and no GPO's included to WC's, robes, recesses, linens, pantry or externally)
- One standard bayonet light point to external sliding doors and front door
- Matt silver cover plates to internal switches and GPO's
- Smoke detectors

## Fees, Warranty and Maintenance

- Fixed price contract
- 6 year structural warranty
- Indemnity, Public Liability, Contract Works and Workers Compensation insurances
- 180 day maintenance period
- Local authority building permit fees
- Termite protection
- Contour survey



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