

PLATINUM

inclusions

EXTERNAL

Bricks	Extensive range of Austral bricks
Frames & trusses	TRUECORE Steel Frame and Trusses
Roof	Colorbond Roof
Windows	Quality domestic aluminium windows
Fascia/gutter	Colorbond
Termite	Termite protection to AS 3660.1
Driveway	Coloured concrete driveway
Patio	Floor tiling

KITCHEN

Cabinetry	Laminate kitchen
Bench top	20mm Caesarstone bench top
Handles	Metal handles from builders range
Sink	Stainless steel one-and-a-half bowl sink
Tapware	Phoenix Ivy Tapware
Cooker	90cm free-standing stainless steel cooker
Rangehood	Stainless steel rangehood (externally ducted)

ENSUITE/BATHROOMS

Waterproofing	Waterproofing seal to all wet areas to BCA requirements
Cabinetry	Vanity with 20mm stone tops
Mirror	Frameless mirror over vanity
Bath	Caroma Maxton
Shower screens	Pivot framed shower screens
Accessories	Phoenix Ivy
Exhaust fan/light	Included
Tapware	Phoenix Ivy tapware (including shower on rail)
Toilets	Stylus Prima PRI400SC close coupled toilet suite
Floor waste	Chrome floor wastes

HOT WATER SYSTEM

Hot water system	Rheem Metro Max 26 continuous flow
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LAUNDRY

Sink	Everhard 45L stainless steel laundry tub with white cabinet
Tapware	Phoenix Ivy tapware

DOOR FURNITURE

Front entry	Gainsborough Trilock
Laundry	Gainsborough Governor
Internal	Gainsborough G4 Series Liana

FLOOR COVERINGS

Living Areas	Laminate flooring to main living areas
Remaining Rooms	Carpet

INTERNAL

Ceiling heights	Single storey homes - 2,590mm Double storey homes - 2,590mm to ground floor 2,440mm to first floor
Walls & ceiling	Plasterboard to walls & ceilings
Cornices	90mm cove
Skirting/architraves	67mm architrave, paint grade
Shelving	Melamine shelving
Staircase	Timber top rail with wrought iron*

DOORS

Front doors	Hume Savoy XS24 timber door with glass inserts
Laundry	Redicoat exit door*
Internal	Flush panel hinged door
Garage doors	Sectional panel lift door (with automatic garage door openers)

WET AREA TILES

Ensuite, bathroom, w.c tiles*^	Floor tiles, 2.0m high tiles to shower, 1.2m high tiles to remainder
Kitchen tiles^	Kitchen splashback to underside of rangehood & overhead cupboards
Balcony tiles*^	Include floor & skirting tile
Laundry tiles^	Skirting splashback

ELECTRICAL

Lighting	1 light point per room
Power points	1 double power point per room
Television	2 x TV point
Telephone	1 x phone point to kitchen

PAINT

Internal walls	3 coat Paint System in DULUX low sheen acrylic
Internal woodwork	1 coat undercoat & 2 coats in DULUX gloss enamel

INSULATION

Wall insulation	R 2.0 to external walls (excluding garage)
Ceiling insulation	R 3.0 to ceiling (excluding garage, alfresco & porch)



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DISCLAIMER - Fairmont Homes NSW reserves the right to change prices without notice. 1: Site Costs are for an 'M' Class slab with up to 1m fall over block with standard piling. Excludes piling up-grade, rock removal, import/export of fill, dropped edges or additional council/statutory requirements. All subject to soil test, survey and contour plan. 2: BASIX costs include all energy and water saving measures, 3000L slimline water tank. 3: based on a 5.5m garage setback. All designs will be suited to each façade as best as possible. Please note, some facades may not fit to each design. Speak to your sales consultant for more information. Prices have been calculated in face brick and tiled roof. Prices effective of 1st March 2020. Images are for illustrative purposes only and may depict upgraded items or items not available by Fairmont Homes NSW including but not limited to landscaping, furniture, fencing etc. * only if applicable ^ allowance of Fairmont Homes NSW 'Silver Range'. Floor coverings refer specifically to tender for exact locations and range of floor coverings.