

# House and Land

At Altitude







**Chalet**



**Habitat** Dual Living



**Villa Duo** 4 BED + 2 BED



**Amici Duo** 3 BED + 2 BED



**Sorrento** 4 BED Home



**PARKVIEW**



**Q Building**



**Cubist**

Homes are under construction **★ NOW!**  
 Pictures include Models for upcoming stages  
 HOUSE / Land Packages are **Paid at Completion.**

LOT	LAND	\$
801		\$660,000
802		\$680,000



# Specifications

A Superior Structural Specification .... By Design



## Inclusions:

- **Greensmart Design** (Orientation, Ventilation, Insulation, Thermal mass.)
- **ALL 'Basix'** compliance requirements for maximum star rating.
- **Energy and Water Usage reductions**
- **INSULATION** to Roofs and External Walls
- **Thermal Wrap** sealed to lower air loss and increase thermal performance
- **Slimline Water Tank and Pump**, Tank Water to Toilets + External Taps
- **SOLAR Power** installation 6kw *Battery Ready systems.*
- **Hot Water** (powered from the Solar Array) 350L

**+** (Plus) We also Specify for an **Extended Structural Life**  
**and a smaller Carbon Footprint**

- **STRONGER** and **THICKER (90mm)** WALL FRAMES with GALVANISED Fixings,
- **CYCLONE RODS** (Galvanised) from the Footings to the Roof,
- **TERMICIDE INJECTED FRAMES.** Plus Cyclone Straps and Brace Ply.
- **BIGGER** Structural Elements, Posts, Engineered Beams and LVL's
- **Galvanized** Bolts and Brackets and **Stainless Steel** Decking Nails.
- **BULKHEADS** over Kitchen (allows for clean lines and exhaust ducting to outside)
- **HIGH CEILINGS** to Living Areas (**2.6m - 2.7m**). Joinery Height (2100mm –2400 mm).
- **BATHROOM FLOORS** are **SET-DOWN** (NO Shower Hob and NO Step Up into room)
- **Colorbond** Metal Roof and Fascia, **Foil backed Fibreglass Blanket Insulation.**
- Prime line Weatherboards and Sheet Finishes. **Hardies** *Painted Finish*
- Powder-Coated Aluminum Windows and Doors. Glass with Thermal Tint
- Window Types *Large:* Sliding, Awning, Double Hung, Louvre and Fixed.
- Sliding Patio Doors: with 2,3 and 4 panels up to 4.8m wide
- **Fly-Screens** to Window and Sliding Doors.
- **MULTI AWARD WINNING** Carpenters and Sub Trades, '*Proven Quality Construction*'

## Quality Finishes

- Custom Solid Entry Door with Glass . Laundry Door with glass, paint finish
- Painted Flat Panel Internal doors with Metal Door Handles.
- Electrical Light points and LED Light fittings. All Main Power points are doubles.
- AIR Conditioning and Ceiling Fans.
- White Painted Interiors. Feature walls as indicated (2 coat Flat Finish, Semi Gloss Trim.)
- Tiles to wet area Floors and Skirts. In Showers Tiled walls and as featured.
- Vanities Wall hung single or double where indicated
- Shower Glass Panels *semi-frameless*, and LARGE Freestanding Bath 1680mm.
- Chrome or Black MIXER Tap Ware . Mirrors, Towel rails, Toilet Roll Holders
- Back to wall, Dual flush Toilets with soft close lids, Exhaust Fans to all Toilets
- Space saving Stainless Steel Laundry Tub 450 mm
- Designer Kitchen and Butlers Pantry cabinetry
- DISHWASHER and Space for Fridge, with plumbing and electrical connections
- INDUCTION Cooktop and ELECTRIC OVEN 600mm wide , Ducted Rangehood.
- Stainless Steel Kitchen Sink (1 bowl or 1.5 bowl).
- Phone Point internal wiring. TV cable from Roof Antenna.. NBN hook point
- Quality Carpet to All Bedrooms
- 'Timber' plank Flooring to Living Dining, Hallway and Kitchen Floors
- Concrete Driveway, Paths and Patios.
- LANDSCAPING and FENCES

## Exclusions:

- CURTAINS and BLINDS
- WHITE GOODS and FURNITURE
- CLOTHS LINE and LETTERBOX







SE QLD

Nth NSW



BDQ Full Member 24184

Building Design Queensland

Master Builder: 1189. 30 years

HIA member: 301777

Housing Industry Association 30 years

QBCC 151425 ADzGN Pty Ltd

NSW Licence 238408c



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