



FREEDOM



Standard Inclusions

Inclusions with *more value*

Freedom by Metricon offer homes with a bigger lifestyle for less. We offer more ways to make your home perfectly you with inclusions that give you so much more, but won't break the bank. We know you're on a budget and we want to make your budget stretch further. That's why smart buyers choose Freedom by Metricon.

Kitchen

CABINETRY

- Laminate finish cupboards in the standard builder's range of colours and door handles
- Microwave provision, including single power point and single pot drawer below
- Dishwasher provision, including single power point and plumbing point

KITCHEN BENCHTOPS

- Laminate finish post formed bench tops in the standard builder's range

APPLIANCES

- Technika 600mm stainless steel electric fan forced under bench oven [BG8SS-5]
- Technika 600mm electric cooktop [CFM641-2]
- Technika 600mm stainless steel canopy range hood [CHEM52A6S-2]

SINK & TAPWARE

- Base Mk3 1200mm, 1.75 end bowl stainless steel kitchen sink
- Base Mk2 kitchen sink mixer tap

SPLASHBACK

- Ceramic tiled splashback from standard builder's range (*as nominated on the master plan*)

Bathroom, Ensuite, Powder Room & WCs

VANITIES

- Laminate finish vanities with post formed bench tops in the standard builder's range of laminates and door handles
- Base inset 540 oval white vitreous china basin with chrome waste

TAPWARE

- Base Mk2 basin mixers
- Base Mk2 shower mixer with base all directional shower rose
- Base Mk2 bath mixer with Posh Bristol gooseneck hob outlet

SHOWERS & BATHS

- Clear toughened glass shower screens with powder coated aluminium frames in the standard builder's range of colours
- Base 1500mm acrylic hob mounted bath in white with chrome waste

TOILETS

- Posh Domaine white vitreous china close coupled rimless toilet with soft close quick release seat

MIRRORS

- 1100mm high mirrors with powder coated aluminium frames, seated on vanity to match vanity width

BATHROOM ACCESSORIES

- Phoenix Gen X towel rails/rings and toilet roll holders in chrome
- White plastic floor wastes (*where required*)

Laundry

- Base Laundry Trough and Cabinet with 42 litre stainless steel bowl and powder coated cabinet
- Tiled splashback over tub (*as nominated on the master plan*)
- Posh Solus wall top assembly with Posh Solus Swivel bath outlet

Image includes items not supplied by Metricon namely landscaping and decorative screen. Image features upgrade items not included in the Freedom Inclusions namely flooring, open shelving, upright cooker and feature tiling. Only the items listed in this brochure are included as part of our Freedom Inclusions.

Internal Inclusions

CEILINGS

- 2400mm (*nominal*) ceiling height throughout to single and double storey homes

MOULDINGS

- Skirtings and architraves are 66mm high (nominal) paint finish as per builder's standard range
- 90mm cove cornice throughout home

STAIRCASE & BALCONY (DOUBLE STOREY HOME)

- Carpet grade staircase with paint grade maple hand rail and stainless steel balusters to double storey homes
- External balustrade to double storey homes (*facade specific*) as nominated on the master plan

DOORS

- Internal Hume 2040mm high flush panel passage doors – including door stops and lever handles from standard builder's range

SHELVING

- Robes: one (1) white melamine shelf with hanging rail
- Broom: one (1) white melamine shelf
- Pantry/linen: four (4) white melamine shelves
- Aluminium framed Polytec melamine 2065mm high sliding robe doors (*flush panel hinged doors to walk in robes*)

WINDOWS

- Powder coated aluminium windows in the standard builder's range of colours with clear glass and locks to openable windows

PAINT

- Three (3) coat internal paint system using Dulux Professional paints – Two (2) colours allowed (*i.e. 1 colour to walls and 1 colour to timber work*) to paint manufacturer's standard specifications
- Two (2) coats to ceiling using Dulux Professional ceiling white paint to paint manufacturer's standard specifications

Ceramic Tiling

- Ceramic tiles to standard wet areas from standard builder's range (*as nominated on the master plan*), including skirt tiles
- Bathroom and ensuite are 2000mm high to showers and 400mm above bath hob
- No allowance has been made for frieze or decorator tiles
- No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layouts

Electrical

- Earth leakage safety switch and circuit breakers
- One (1) double power point to each room
- One (1) fixed batten holder to ceiling with globe to each room
- Two (2) external light points
- Two (2) free to air TV points
- One (1) telephone point
- Smoke detectors hard wired with battery backup as per BCA requirements

External Inclusions

FRAME

- Termite resistant frame and truss system

FACADE

- Clay bricks from the builder's standard range
- Off white coloured mortar with ironed joints
- Colorbond® fascia, gutter and downpipes in the standard builder's range of colours

ROOF

- Concrete roof tiles in the standard builder's range of colours/profiles

GARAGE

- Colorbond® panelift door to the front façade of the garage in the standard builder's range of colours
- Remote control garage door system

FRONT ENTRY & EXTERNAL DOORS

- Painted timber entry door frame – with clear glass sidelites if applicable (*facade specific*)
- Hume Trend series 2040mm x 820mm painted external front hinged door
- Hume Solicore series 2040mm x 820mm flush panel painted external garage hinged door (*if applicable*)
- All other external hinged doors to be Hume XF3 paint finish with clear glazed insert (*if applicable*)
- Includes door stops and lever handles from standard builder's range

GARDEN TAPS

- Two (2) external wall garden hose taps

PAINT

- Two (2) coat external paint system to external trim and doors using Dulux paints to paint manufacturer's standard specifications

Sustainability

ENERGY EFFICIENCY

- Energy efficient aluminium windows and sliding door units
- Sisalation wall-wrap (*single and double storey*) to external stud walls
- Chromagen 170 litre heat pump hot water unit
- 500 KPA water pressure limiting device

Site Works, Footings & Connections

- Waffle pod concrete slab up to 'S' class soil classification constructed in accordance with AS2870 – 2011, designed and certified by a qualified engineer
- Termite treatment (*reticulated and rechargeable perimeter systems*)
- House constructed for N2 wind rating conditions (*W33*)
- Internal & external builders house clean
- Site clean after construction

Pre-Construction

- HIA fixed price contract
- Plans – specifications
- Engineers' soil report and slab design
- Contour survey

Warranties

- 3 months maintenance period
- Statutory structural guarantee period
- Builders Lifetime structural guarantee



Building your brand new dream home is all about security. Knowing the job will be done right. That's why we confidently support every Metricon home with a lifetime structural guarantee* that's in place as long as you stay in your home.

We can give you this industry-leading peace of mind because after more than 40 years of building homes for Australians, we have a quality control process that we consider the best in the business.

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*For information on our Lifetime Structural Guarantee, visit <https://www.metricon.com.au/terms-conditions>

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