

DESIGNER



STANDARD INCLUSIONS

# INCLUSIONS WITH MORE VALUE

Designer 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 Designer by Metricon.



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

## KITCHEN

### CABINETRY

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

### KITCHEN BENCHTOPS

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

### APPLIANCES

- Fisher & Paykel 600mm stainless steel electric under bench oven [OB60SCVMX1]
- Fisher & Paykel 600mm ceramic electric cooktop [CE604CBX1]
- Fisher & Paykel 600mm stainless steel Pyramid rangehood [HC60PLX4]

### SINK & TAPWARE

- Posh Solus Mk3 1¼ stainless steel sink
- Mizu Soothe chrome SG gooseneck sink mixer

### 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
- Roca The Gap 450x410 white vitreous china basin with chrome waste

### TAPWARE

- Mizu Soothe chrome basin mixer
- Mizu Soothe chrome shower mixer
- Mizu Drift chrome Twin Water Rail with 300 ABS overhead shower
- Mizu Soothe chrome wall mixer with Posh Bristol gooseneck hob outlet to bath

### 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 Solus back to wall 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

## 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 Alarms 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

### 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

- 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) No allowance is made for retaining walls
- 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



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

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