

Please note - specification, plan and elevation correct at time of printing but subject to change without notice.

| | | | |
|----------------------------------|---|--|---|
| General | 1 Double garage with grano hardstand and remote sectional garage door including two handsets | 20 Two smoke detectors direct wired to mains | 19 Gas negus point |
| | 2 Brickpaving to all external areas under main roof plus a generous allowance for drive and paths | 21 Brushed aluminium designer light switches with black inserts | |
| | 3 Double clay brick construction | 22 One designer double power point to all habitable rooms plus a bonus three to positions of your choice | |
| | 4 R3.0 roof insulation | 23 Electrical safety switch to mains | |
| | 5 Extensive choice of clay face bricks from builder's standard range | 24 Telephone point on external wall | |
| | 6 Colorbond or concrete roof tiles from builder's extensive standard range | 25 Television point | |
| | 7 Cream or natural mortar with raked, rolled or hose joints | 26 Quality door furniture | |
| | 8 Quality aluminium sliding windows and doors with a choice of colours | 27 Large capacity hot water system | |
| | 9 Flyscreens to sliding windows and sliding doors | 28 Garden taps to front and rear | |
| | 10 Keyed boltlocks to aluminium sliding doors | 29 Stormmaster gutters which prevent overflow into eaves | |
| | 11 Breezeblocks to sliding windows | 30 Fully painted to the colour of your choice, excluding internal walls | |
| | 12 Corner beads to all internal full height corners excluding reveals | 31 Two-tone painted gutter and fascia and floor slab | |
| | 13 Plasterboard ceilings to garage | 32 Full connection to sewer within 10 metres of last fixture | |
| | 14 Designer range of entry door/s with double deadlock | 33 Obligation free, detailed site appraisal | |
| | 15 Deluxe profile metal door jambs | 34 Fixed price contract | |
| | 16 Built-in/walk-in linen cupboard | 35 6 month maintenance agreement | |
| | 17 Built-in/walk-in robes to all bedrooms | 36 Engineer designed concrete footings | |
| | 18 Timber capings to dwarf walls (where shown) | 37 Feature contour of your block | |
| | | 38 All standard shire and water fees included | |
| | | 39 Professional consultants to advise on building queries | |
| Kitchen | 40 Generous pantry with white lined shelving | 41 Quality kitchen cupboards with white lined shelving | 42 Dishwasher recess with SGPO on separate circuit and hot or cold water supply |
| | 43 Postforming to all cabinetry | 44 Designer kitchen 1 1/2 bowl stainless steel sink | 45 Chrome mixer tap to kitchen sink |
| | 46 Soft close roller tracks to all kitchen drawers | 47 Designer European stainless steel 900mm gas hotplate and 600mm electric fan-forced wall oven | 48 Water filtration system to kitchen sink |
| | 49 Generous allowance for ceramic wall and floor tiles | 50 Floor tiles to bathroom, ensuite, laundry and wc | 51 Chrome on brass floor wastes |
| | 52 Exhaust fan to ensuite wc | 53 2m high tiling to showers with screens | 54 Jolted edges to tiling where possible |
| | 55 Clear glazed framed pivot door to ensuite shower | 56 Full width mirrors above all vanities with trim | 57 Privacy locks to bathrooms and wc |
| | 58 Vanity cupboards under vanity tops, fully lined | 59 Quality bath (white) | |
| | 60 Quality vitreous china basins (white) | | |
| | 61 Colour coordinated taps and outlets | | |
| | 62 Automatic washing machine taps | | |
| | 63 Quality dual flush vitreous china toilet cisterns | | |
| | 64 Stainless steel sudsaver trough with coloured cabinet, choice of colours | | |
| | 65 Double towel rails and toilet roll holders | | |
| | 66 Temperature safety valve to hot water unit | | |
| Included in the Inglewood | 67 Feature elevation with render and raised brickwork to porch | | |
| | 68 Double entry doors | | |
| | 69 Single sided glazing bars to front elevation | | |
| | 70 Inset laundry trough with bench adjacent | | |
| | 71 Suitable for rear strata block | | |
| | 72 Boundary walls to master suite and garage | | |
| | 73 T bar to porch | | |
| | 74 Store to garage with double doors to rear | | |
| Included in the Wembley | 75 Feature elevation with render and gables as shown | | |
| | 76 Clear glazed sidelight adjacent to entry door | | |
| | 77 Single sided glazing bars to front elevation | | |
| | 78 Inset laundry trough with bench adjacent | | |
| | 79 Suitable for front strata or cottage block | | |
| | 80 Store to garage with door to rear | | |
| | 81 Boundary walls to store | | |
| | 82 Feature bulkhead to kitchen | | |

The Sovereign Specification - The Inglewood/The Wembley

Subdivision Solutions

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CityLiving

Wembley

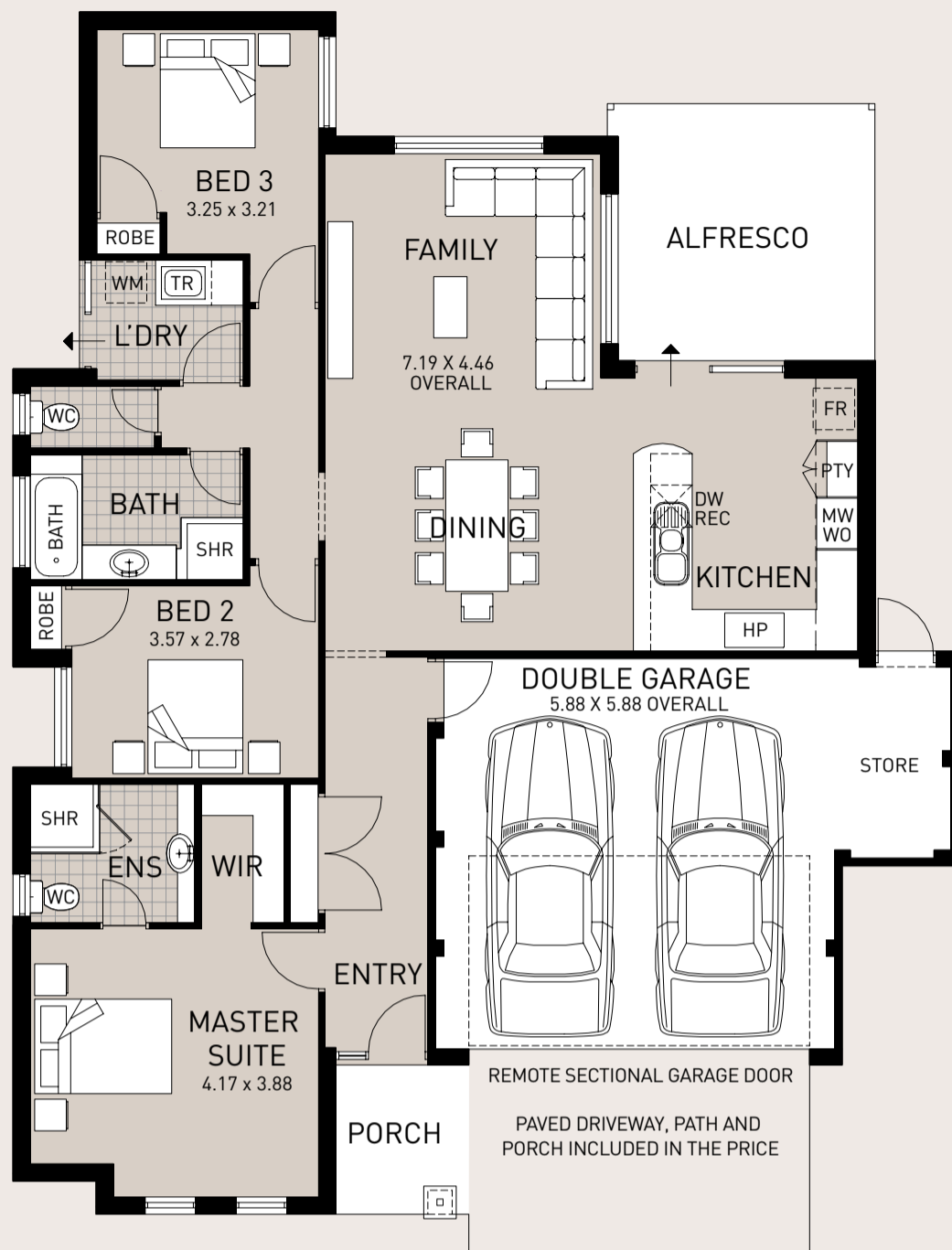


Functional Federation

Designed to reflect the ever-popular Federation period, the Wembley offers the convenience of three bedrooms and two bathrooms including heaps of storage space, with a functionality of open plan family and dining extending out to an alfresco area. The double garage with built-in storeroom completes the picture.

Wembley House Area

| | |
|-------------------|----------------------------|
| HOUSE AREA | 130.12m ² |
| GARAGE AREA | 39.75m ² |
| PORCH AREA | 3.63m ² |
| ALFRESCO AREA | 13.88m ² |
| TOTAL AREA | 187.38m² |
| PERIMETER | 60.92m |
| HOUSE WIDTH | 13.67m |
| HOUSE DEPTH | 17.39m |



Inglewood



Clever Contemporary

Space is certainly not an issue in the Inglewood. With three bedrooms, two bathrooms and the benefits of a stand-alone office, The Inglewood has been designed to maximise internal space. The huge kitchen overlooks the dining area and large entertainment zone makes the Inglewood very friendly for families.

Inglewood House Area

| | |
|-------------------|----------------------------|
| HOUSE AREA | 146.15m ² |
| GARAGE AREA | 40.54m ² |
| PORCH AREA | 2.90m ² |
| ALFRESCO AREA | 11.61m ² |
| TOTAL AREA | 201.20m² |
| PERIMETER | 64.52m |
| HOUSE WIDTH | 16.79m |
| HOUSE DEPTH | 16.43m |

