

Please note: Specifications, 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 or double carport with posts as shown
  - 2 Brickpaving to all external areas under main roof plus a generous allowance for drive and paths
  - 3 R3.0 roof insulation
  - 4 Double clay brick construction
  - 5 Extensive choice of clay face bricks from builder's selected range
  - 6 Concrete roof tiles from builder's selected range
  - 7 Cream or natural mortar with raked, rolled or hose joints
  - 8 Quality aluminium sliding windows and doors with a choice of colours
  - 9 Flyscreens to sliding windows and keyed bolts to aluminium sliding doors
  - 10 Keyed bolts to aluminium sliding doors
- Kitchen**
- 11 BrezeLOCKS to sliding windows
  - 12 Designer range of entry doors with double deadlock
  - 13 Deluxe profile metal door jambs
  - 14 Built-in/walk-in linen cupboard where shown
  - 15 Built-in/walk-in robes where shown
  - 16 MDF capplings to dwarf walls where shown
  - 17 Two smoke detectors direct wired to mains
  - 18 Designer light switches matt silver with black inserts
  - 19 One designer single power point to all habitable rooms
  - 20 Electrical safety switch to mains
  - 21 Quality door furniture
  - 22 Large capacity instantaneous hot water system
  - 23 Garden taps to front and rear
  - 24 Stormmaster gutters which prevent overflow into eaves
  - 25 Fully painted to the colour of your choice, excluding internal walls
  - 26 Full connection to sewer within 6 metres of last fixture
  - 27 Obligation free, detailed site appraisal
  - 28 Fixed price contract
  - 29 6 month Maintenance Agreement
  - 30 Engineer designed concrete footings and floor slab
  - 31 Feature contour of your block
  - 32 All standard shire and water fees included
  - 33 Professional consultants to advise on building queries
  - 34 Generous pantry with white lined shelving
  - 35 Quality kitchen cupboards with white lined shelving
  - 36 Quality 1 1/4 bowl stainless steel sink
  - 37 Quality mixer tap to kitchen sink
  - 38 Roller tracks to all kitchen drawers
  - 39 Quality stainless steel gas hotplate
  - 40 Quality stainless steel electric wall oven
- Bathrooms/Laundry**
- 41 Generous allowance for ceramic wall and floor tiles
  - 42 1800 high tiling to showers with screens and mirrors to match
  - 43 Floor tiles to bathroom and ensuite
  - 44 Exhaust fan to ensuite and kitchen
  - 45 Mirrors with trim above all vanities
  - 46 Privacy locks to bathrooms and wc
  - 47 Vanity cupboards under vanity tops, fully lined
  - 48 Quality acrylic bath
  - 49 Quality basins
  - 50 Colour coordinated taps and outlets
  - 51 Automatic washing machine taps
  - 52 Quality dual flush acrylic toilet cisterns
  - 53 45 litre stainless steel sudsaver trough with coloured cabinet
  - 54 Single towel rails and toilet roll holders
- Please note – specification, plan and elevation correct at time of printing but subject to change without notice.

The Sovereign Specification – The Studio

# Quality and value for money come as standard.



Illustration shown - The Studio Option 2

The Studio



The Studio Option 1

The Studio Standard Option

**House Areas**

House area	200.35m <sup>2</sup>	Perimeter	63.96m
Garage area	36.53m <sup>2</sup>	House width	12.49m
Porch area	2.41m <sup>2</sup>	House depth	24.19m
Total area	241.81m <sup>2</sup>		

An incredibly versatile design, the Studio is best suited to narrower lots. The home is divided into distinctive active and private zones, with a huge open living area, three generous bedrooms, and a separate theatre and study.



Call 9333 4010  
or visit [www.domain-homes.com.au](http://www.domain-homes.com.au)



The helpful builder