

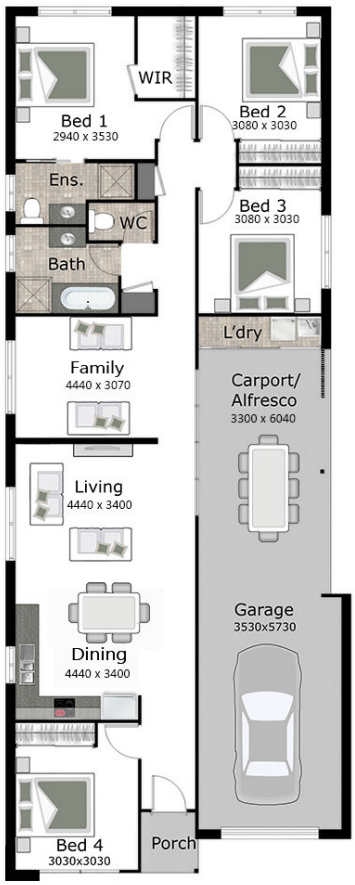
COOLUM 100 H

KOORINGAL HOMES

Min. block width
10.43m

House length
21.48m

House width
8.48m



Total floor area
171.89m²

TILE ROOF



KOORINGAL HOMES

TURN KEY HOUSE PACKAGE

GOLD

Kooringal Homes Inclusions
(as at 17.10.2018)

Interior

KITCHENS

- 900mm European underbench oven, hotplates and canopy rangehood.
- 1 ¾ bowl stainless steel sinks including basket waste.
- Dishwasher to kitchen.
- Fully lined base cabinet with 20mm stone top.
- Appliances available in stainless steel only.
- Mixer tap to sinks.
- Overhead cupboards with canopy rangehood to kitchens.

BATHROOMS & ENSUITE

- Fully lined base cabinet with 20mm stone benchtop.
- Vitreous china square vanity basins (white).
- Acrylic designer bath (white).
- Dual flush vitreous china close coupled toilet suite (white) including skirting pan and enclosed trap.
- Frameless mirrors – above vanity benchtop.
- Shower – glass pivot doors and colour matched frames with tiled base.
- Lever mixer tapware, shower rose and hand held shower combination and 220mm wall bath outlet.
- Double towel rail and toilet roll holder to bathroom and ensuite.

LAUNDRIES

- Cabinet with laminate post form bench top with stainless steel drop in sink.
- Wall mounted washing machine taps .

CERAMIC TILING (FROM BUILDERS' STANDARD RANGE)

- Wall tiles to bathrooms and ensuite shower recesses with feature frieze (refer to plans and specification for details).
- Floor tiles to bathrooms, ensuite, WC and laundry.
- 150mm high skirting tiles to bathrooms, ensuite, WC and laundry (as per working drawing).
- 600mm High splashback to kitchen.
- Min 400mm high splash back to the laundry tub.

FLOOR COVERINGS (FROM BUILDERS' STANDARD RANGE)

- Ceramic tiling to porch, entry, kitchen, dining/family, hallways and alfresco as nominated on drawings with carpet from builders standard range to the balance of dwelling as on drawings (excluding garage).

FIXING

- 42mm MDF bevelled architraves and 67mm MDF bevelled skirting.
- Flush panel doors.
- Lever passage sets and pull handles.
- Vinyl sliding doors to wardrobes (as shown on plans).

CEILINGS

- 2440mm (overall plates) standard ceiling height.

PLASTER

- Cornice – 90mm plaster cove.

PAINT

- 3 Coat Application.
- Low sheen acrylic to external timber work.
- Low sheen acrylic to internal walls.
- Flat acrylic white to ceiling (white optional).
- Gloss finish to internal woodwork.
- Gloss finish to front entry and internal doors.
- NOTE: Walls, woodwork to be one colour throughout.

ELECTRICAL

- Double power points and light points as per standard electrical layout.
- Safety switches (earth leakage detector).
- USB power points as noted on plan.
- Smoke detectors.
- Telephone point to kitchen.
- 2 TV points.
- 3 external light points outside living.
- Reverse cycle split system AC unit to family/dining and bed 1.
- LED energy efficient downlights to all living and bedroom areas.
- Two bulb heater fan lights to bathrooms and ensuite.
- Tube LED light with cover to garages.
- Ceiling fans to beds 1, 2, 3, 4, 5/MPR family/dining and alfresco (total 7).
- Separate power supply and conduit for NBN.

FOUNDATIONS

- Class ‘H’ concrete slab (No piering included)
- Part A termite treatment to slab penetrations and part B termite treatment to slab perimeter. As required by council.

Exterior

WINDOWS & EXTERNAL DOORS

- Sliding aluminium windows including keyed window locks.
- Entry door (façade specific) refer drawings.
- External door furniture including deadlock.
- Vertical blinds to windows and sliding doors.
- Barrier screens to opening windows, sliding doors and front hinge door as nominated on drawings.

GARAGE

- Metal sectional panel lift garage doors with remote control unit including 2 handsets and cradle. (selection of colours)
- Weatherproof hinged flush panel access doors.

INSULATION

- R2.5 Glasswool batts to ceiling of roof space (excluding garage).
- Glasswool wall batts including sisalation to external brick veneer walls.

ELECTRIC HOT WATER SERVICES

- Energy efficient electric heat pump hot water system.

ROOFING

- Monier tile roof.
- Colorbond fascia & gutter (selection of colours).

EXTERNAL

- Rendered front façade with remaining home in face brickwork and light cladding.
- Wall mounted clothesline to location nominated on drawings.
- Low maintenance landscaping and lawns 400m2 A grade turf.
- Standard exposed aggregate concrete to driveway, paths and courtyard 50m2 allowed.
- Brushed concrete to Alfresco (where shown on Drawings) ready for tiling.
- Rendered Letterbox.
- 1800mm high wing fencing to side of the dwelling including 900mm wide gate as per drawing.
- Perimeter fencing 70 l/metres allowed.
- 2 External taps

CONNECTION COST

- Connection of services (water, electricity, sewer, telephone, conduit and stormwater) based on 650m2 blocks with 300mm fall and 5m setback. Does not include electricity and telephone/internet consumer account opening fees.

STRUCTURAL

- Lifetime Structural Guarantee.