

ARCHITECTURAL DESIGN & STREET APPEAL

- Contemporary facades with coordinated material and colour palette
- Render, feature brickwork, or vertical cladding accents
- Recessed balconies / screens for privacy and depth
- Compliance with NSW Housing Diversity Code (attached dual occupancy standards)
- Passive solar and climate-aware design (east-west orientation where possible)
- Letterbox numbers integrated into frontage

STRUCTURE & BUILD QUALITY

- Engineer-designed concrete slab on ground
- Brick veneer or full masonry construction (per BASIX & engineer requirements)
- Structural steel beams as required
- 2.7m ground floor ceilings, 2.4–2.6m first floor ceilings (subject to design)
- Sound-rated party wall and thermal insulation
- Termite protection system
- Sarking to roof
- Colorbond or concrete roof tiles
- 90mm wall frames
- Fire-rated and acoustic party wall system compliant with NCC

GARAGE & DRIVEWAY

- Choice of Single or Double Lock-Up Garage
- Sectional Colorbond garage door with remote control
- Internal access door (where design permits)
- Concrete driveway (plain or exposed aggregate optional upgrade)
- Provision for EV charging point rough-in
- Provision for garage storage shelving

WINDOWS, DOORS & LIGHTING

- Aluminium framed windows and sliding doors
- Flyscreens to all operable windows
- Sliding stacker doors to alfresco where applicable
- Solid core internal doors
- Feature entry door with digital smart lock
- Dimmable LED downlights throughout
- Natural light-maximising layouts, north-facing windows where possible

KITCHEN – FUNCTION & STYLE

- Designer layout (island bench where space permits)
- 40mm stone benchtops
- Waterfall edge to island (design dependent)
- Full-height splashback tiles
- Soft-close cabinetry & drawers (polyurethane or laminate)
- Feature overhead cupboards
- Stainless steel undermount sink with pull-out mixer tap
- Stainless steel appliances: 900mm cooktop, 900mm built-in oven, 900mm rangehood ducted externally, dishwasher
- Walk-in pantry or large built-in pantry

BATHROOMS & ENSUITES

- Floor-to-ceiling tiling in wet areas
- Semi-frameless shower screens
- Freestanding bathtub (main bathroom)
- Wall-hung or semi-recessed vanities with stone tops
- Back-to-wall toilet suites
- LED mirrors (design dependent)
- Quality chrome or matte black tapware
- Ensuite to master bedroom

BEDROOMS & STORAGE

- Master suite with walk-in robe
- Built-in wardrobes in bedrooms 2 & 3
- Premium carpet with underlay in bedrooms
- Linen cupboard storage
- Extra TV and data points in master bedroom

FLOORING

- 600x600 porcelain tiles to ground floor living areas
- Timber-look hybrid flooring to ground floor living zones (optional upgrade)
- Carpet upstairs (bedrooms and hallways)
- Tiled alfresco (where applicable)

COMFORT & ENERGY EFFICIENCY

- Ducted reverse-cycle air conditioning
- LED lighting throughout
- Instantaneous gas hot water system
- Roof insulation and energy-efficient glazing
- Minimum 6.6kW solar PV system
- BASIX compliance
- Smoke alarms (hard-wired with battery backup)

LAUNDRY

- Custom cabinetry with stone benchtop
- Stainless steel laundry tub
- Tiled floor and splashback
- External access (design dependent)

EXTERNAL & LANDSCAPING

- Turf to front and rear yards
- Concrete paths & alfresco tiled area
- External lighting
- Clothesline & garden tap
- Standard boundary fencing to side and rear

SITE WORKS

- Bulk excavation and site levelling
- Soil compaction and preparation for slab
- Footings and drainage trenches
- Stormwater connection to Council requirements
- Temporary sediment control during construction
- Grading for site drainage
- Provision for driveways, paths, and alfresco slab
- Connection to water, sewer, and electricity services (where applicable)
- Letterbox numbers installed and aligned with Council addressing

SAFETY & TECHNOLOGY

- Hard-wired smoke alarms with battery backup
- Security system cabling & power points
- Smart thermostat and data points in key living areas
- NBN/FTTP compliant cabling

LIFESTYLE & DESIGN TRENDS FOR 2026

- Ample natural light, natural materials (timber tones, stone), and connection to outdoor spaces
- Space for flexible work-from-home or study niches
- Biophilic touches (optional): skylights, glazed panels, planters

OPTIONAL UPGRADES

- Skylights
- Feature staircase with glass balustrade
- Outdoor kitchen or BBQ alfresco setup
- Rainwater harvesting system
- Heated towel rails
- Pendant lighting packages
- CCTV & alarm system
- Smart home package
- Exposed aggregate driveway
- Higher performance windows / privacy glazing
- Upgrade façade packages

COMPLIANCE & DOCUMENTATION

- Registered Architect-design
- Architects & engineers documentation
- CDC or DA approval support
- Stormwater design
- BASIX certificate
- Long Service Levy
- Home Building Compensation Fund (HBCF)
- Standard construction insurance