

**ARCHITECTURAL DESIGN & STREET APPEAL**

- Architect-designed contemporary façades with coordinated material palette
- Feature brickwork, off-form concrete, vertical cladding or render (design specific)–Our design or yours
- Articulated entries with recessed porch or portico
- Integrated garage door and façade composition
- Customised colour scheme selection
- Passive solar orientation and climate-responsive design
- 450mm eaves all-round
- House numbers integrated into façade design
- Compliance with NSW Housing Code / Low Rise Housing Diversity Code (where applicable)
- Clean lines, natural textures, layered façades, coastal-modern or urban-contemporary styling.

**STRUCTURE & BUILD QUALITY**

- Engineer-designed concrete slab (waffle or conventional as required)
- Brick veneer construction
- Structural steel beams as required
- 2.7m ground floor ceilings
- 2.6m first floor ceilings (two-storey homes)
- 90mm external wall framing
- Sarking blanket to roof
- Colorbond® steel or concrete roof tiles
- Termite management system
- NCC-compliant insulation to walls and ceilings

**Upgrades available:**

- 3.0m ceilings on ground floor (popular 2026 upgrade).
- Double brick construction

**GARAGE & DRIVEWAY**

- Single or Double Lock-Up Garage
- Sectional Colorbond® remote garage door
- Internal access (design permitting)
- Concrete driveway (plain finish standard)
- EV charger provision (conduit and circuit allowance)
- Auto garage lighting sensor

**Upgrades available:**

- EV Charger
- Provision for garage storage shelving

**WINDOWS, GLAZING & DOORS**

- Aluminium framed windows (powder-coated)
- Flyscreens to operable windows
- Sliding or stacking doors to alfresco
- Solid core internal doors (paint finish)
- Feature entry door with digital smart lock
- Dimmable LED downlights throughout

**Upgrades available:**

- Larger glazing panels, stronger indoor–outdoor connection.
- Minimum 2400mm high internal doors (where design allows)

**KITCHEN –HEART OF THE HOME**

- Custom-designed layout with island bench (where space permits)
- 40mm engineered stone benchtops
- Full-height tiled or stone splashback
- Soft-close cabinetry (polyurethane or premium laminate)
- Undermount sink with pull-out mixer
- 900mm cooktop and oven
- Ducted rangehood externally vented
- Integrated dishwasher provision
- Walk-in pantry or butler's pantry (design dependent)
- Feature pendant light allowance above island
- 2026 Direction: warm timber tones, fluted details, concealed appliances, integrated fridge spaces.

**Upgrades options:**

- Waterfall edge to island (design dependent)

**BATHROOMS & ENSUITES**

- Floor-to-ceiling tiling in showers and main wet walls
- Semi-frameless shower screens
- Back-to-wall toilet suites
- Chrome, brushed nickel or matte black tapware
- Soft neutral palettes, microcement-look tiles, brushed finishes.

**Upgrades options:**

- Floating vanity with stone top
- LED backlit mirrors
- Wall niches to showers
- Freestanding bath (main bathroom where layout permits)

**BEDROOMS & STORAGE**

- Master suite with walk-in robe
- Built-in wardrobes with sliding mirrored or flush panel doors
- Premium carpet with quality underlay
- Linen storage
- TV and data points to master and living
- Optional custom joinery upgrade packages

**Upgrades options:**

- Flexible 4th bedroom / home office option.

**FLOORING**

- 600x600 porcelain tiles to ground floor living  
OR
- Hybrid timber-look flooring (popular upgrade path)
- Carpet to bedrooms and upper floor
- Tiled alfresco (where applicable)
- Large-format tiles and warm timber tones dominate 2026 styling.

**COMFORT, WELLNESS & ENERGY**

- Ducted reverse-cycle air conditioning
- Zoned system control
- 6.6kW solar PV system (minimum)
- Energy-efficient glazing
- Roof insulation to NCC & BASIX requirements
- BASIX compliance certificate
- Instantaneous gas or electric heat pump hot water (site dependent)
- Hard-wired smoke alarms

**Upgrades options:**

- 10kW solar + battery-ready provision
- Heat pump hot water (growing preference)

## LAUNDRY

- Stainless steel inset tub
- Tiled splashback
- External access (design dependent)

### Upgrades options:

- Laundry chute from first floor
- Custom cabinetry with stone benchtop

## OUTDOOR LIVING

- Covered alfresco area under main roof (design dependent)
- Concrete or tiled finish
- External weatherproof power point
- External LED lighting
- Garden tap & clothesline

## LANDSCAPING & SITE WORKS

- Site scrape and slab preparation
- Standard excavation allowance
- Stormwater connection to council requirements
- Temporary sediment control
- Grading for drainage
- Turf to front yard
- Standard boundary fencing (side & rear)
- Driveway and path allowance

## SMART HOME & TECHNOLOGY

- Smart front door lock
- Data points to living and master
- NBN compliant cabling

### Upgrades options:

- Full smart home integration
- CCTV package
- Video intercom
- Provision for security system
- Smart thermostat

## FLEXIBLE LIVING

- Dedicated study nook or home office option
- Media room or multi-purpose room (design dependent)
- Ground-floor bedroom option (ideal for multigenerational living)

## OPTIONAL ARCHITECTURAL UPGRADES

- 3.0m ceilings to ground floor
- Square-set cornices
- Feature staircase with glass balustrade
- Skylights
- Outdoor kitchen / BBQ joinery
- Exposed aggregate driveway
- Premium façade packages
- Double-glazed window upgrade
- Solar battery system
- Designer lighting package

**COMPLIANCE & PROFESSIONAL SERVICES**

- Architect-designed plans
- Structural engineering documentation
- BASIX Certificate
- Stormwater design
- CDC or DA documentation support
- Long Service Levy
- Home Building Compensation Fund (HBCF)
- Construction insurance