



KUTA₂₇₀

Brightwater, 29 Ponytail Cct Mountain Creek



your dream
your reality
your **HAVEN**

KUTA₂₇₀

3
bedrooms

1
office

1
media room

2
bathrooms

2
garage

269.2
m²

FLOOR AREA

Living/garage 244.6m²
Outdoor dining 16.9m²
Portico 7.7m²
TOTAL 269.2m²

INCLUSIONS

- ✓ Turn key completion
- ✓ No hidden costs
- ✓ All consultants fees
- ✓ Ducted air conditioning
- ✓ Driveways and paths
- ✓ Stone bench tops
- ✓ Fencing
- ✓ 5000l slimline tank
- ✓ 2.7m ceilings
- ✓ Pool and spa
- ✓ Carpet and tiles
- ✓ Landscaping
- ✓ Travertine tiles
- ✓ Westinghouse appliances
- ✓ Insulated roller doors
- ✓ Intercom and alarm system
- ✓ Hand pitched external ceiling



DESIGNING YOUR HOME TO SUIT YOUR LIFESTYLE.

We are open to make changes to our plans or even design a totally original plan to suit your lifestyle, needs and your block. There are no limitations to design, size and budget.

TURN KEY INCLUSIONS CONTINUED...

CEILING

2.7m ceiling height throughout 3m ceiling to entry.

CONCRETOR

'M' footing and slab (includes concrete pump and piers through fill section of platform).

TERMITE PROTECTION

Provide termite protection system Hyne T2 termite resistant wall frame and roof truss timbers LOSP treated lintels / beams / reveals / mouldings / soffit battens Meranti / Kwila entry door jambs / architraves. Metal roof and ceiling battens.

ROOF COVERING

Monier Flat Profile roof tiles choice of 14 standard colours.

INSULATION

Supply and fix wall and roof sarking. Supply and fit R2.5 ceiling insulation batts (all ceilings).

BRICKS / SOLID PLASTERING

Provide rendered external finish PGH Brick Choice of 15 colours.

EXTERNAL LINING

Hardie's Scyon Stria Cladding. Hardie's Axon Cladding.

WINDOWS AND ASSOCIATED DOORS

Stegbar aluminium framed windows and sliding doors. Timber bifold door. Supply and fit screens to all sliding doors and windows.

WET AREA TILING

Aushaven Travetina tiling to kitchen, WC, bathroom and ensuite. Tiles to ceiling in bathrooms.

AIR CONDITIONING

12.5kw Fujitsu Inverter reverse cycle ducted system with six zones.

APPLIANCES

Westinghouse upright oven DSK963. Westinghouse glass and stainless steel rangehood WRG950CGS. Electrolux Integrated dishwasher ESL66010.

ELECTRICIAN

Supply and fit electrical points (light points [fluro downlights], additional light circuit, two-way light switches, double power points, single power points [inc dw / ref / rh / mw / ct / motor / halls], WP double power point, TV points, smoke alarms, LED lights to media, telephone points [first point fitted and charged for by Telstra]). Meterbox to be located on external wall of garage. Crow Runner alarm system. Gigatech intercom system.

FLOOR COVERING

Aushaven 1200 x 600 Travetina floor tiles in entry / halls / dining / kitchen / family / alfresco. Polished hardwood timber floor to entry, B1 and WIR. Carpet on new underlay in all bedrooms (Aushaven range).

PRELIMINARIES

Includes the preparation of contracts and building applications. All building approval and government fees are paid by the builder. Home is covered by builder's insurance during the construction stage. Building Services Authority Insurance is included.

SOIL REPORTS

Includes a soil test to be carried out and a slab design to be conducted by an engineer to suit a class M site.

CABINETMAKER

Commodity range 2 pac drawers in kitchen and vanity units. Laminated overhead cupboards (600mm high) beside pantry, above refrigerator. Painted bulkhead, above rangehood duct. Laminated floor unit in laundry. Caesar Stone benchtops throughout (standard range) – 20mm to vanities and laundry, 40mm thick with waterfall edges to kitchen (island benchtop 800mm deep max). Stegbar painted glass splashback.

PLUMBING FIXTURES AND FITTINGS

Decina Carina 1650 x 715 (white) bath in bathroom. Vista Santa Fe Junior basins in all vanities. Architech Versastyle Sink including accessories. Kiri Sink Mixer Benchline 45L inset stainless steel laundry tub. Millenium Teramo tapware throughout. Look Sguardo towel rails, soap and toilet roll holders. Bosch 21E LPG HWS on concrete slab. R & K Liwa vitreous china toilet suites. Fully completed with hot and cold water to all fixtures and fittings.

EXTERNAL LININGS

Handpitched timber ceiling to alfresco and entry with precoated timber V Joint linings.

DOORS / DOOR FURNITURE

Aushaven insulated garage doors with three (3) handsets. Corinthian 2340 x 1200 pivot entrance door, clear glazed. Corinthians 2340 ready coat interior doors. Lane Corvan entrance set. Pivot entry door. Corinthians Stegbar aluminium framed vinyl sliding doors to robes and linens (Aushaven range). Lane (designer series) lever internal door furniture.

DRAINER

5000 litre slimline coloured above ground poly tank (plain broom finish concrete pad, first flush diverter, electric pump, electrical connection, PVC rain heads to downpipes connected to tank [tank located adjacent to house]). Water connection to toilet suites and W/M cold water cock. Stormwater line to street (20m max. run allowed).

LANDSCAPING AND EXTERNAL

Supply and fit wall mounted (single fold down) clothes line. Supply and fit TV antenna (base antenna) with booster including single power point. Supply and construct exposed aggregate driveways and paths (including kerb removal). Front and rear landscaping.

INTERIOR DESIGN

Colour designing with Aushaven's Interior Design Consultant.

POOL

6m x 3m pool with adjoining 2m x 2m spa pebble pool finish choice of nine colours. Mosaic border tile. Travetina coping tile. Zodiac titon .75 pump. Titon 1hp pump. Zodiac tricompact chlorinator pH Titon 25". Sand filter. Timber pool deck.

WARRANTIES

Associated materials and supplier warranties. Building Services Authority Insurance structural guarantee. Six months maintenance period.



FOR FURTHER INFORMATION AND HOUSE PACKAGES

Phone: **Holly Skinner 0433 000 954**

or visit our display home, open daily from 10am, at **Brightwater 29 Ponytail Cct Mountain Creek**