

Luxury Inclusions

Luxury inclusions that come standard when you build with Brookes Building Group are an upgrade with other builders. Choose right the first time. Be reassured when you build with us, you are building with Masters of Consistency & Quality

Preliminaries, Site Works, Concrete, Frames & Trusses

- ✓ Drafting, Engineering & Construction Plans including soil report
- ✓ All relevant permits, insurances, specifications and building agreements
- ✓ Home Owner's Warranty Certificate
- ✓ Three-month maintenance period following completion
- ✓ All relevant connections based on 600sqm block, 4.5m setback and up to 300mm fall*
- ✓ Ceiling Height 2700mm
- ✓ Termite Treatment as specified by builder
- ✓ M Class Slab On Level Site
- ✓ 90mm x 45mm T2 treated timber Wall Frames at 450mm centres stick built on site

Bricks & External Products

- ✓ Bricks to external walls selected from Austral range
- ✓ Standard Colour mortar with raked joints
- ✓ Brick infill above garage
- ✓ 450mm wide eave sheets as specified

Roofing Products

- ✓ Colorbond® roofing
- ✓ Colorbond® Fascia, Guttering and Downpipes

Windows & Garage Doors

- ✓ Aluminium Sliding Windows & Doors including locks and keys
- ✓ Colorbond® Sectional Overhead Garage door with Remote Control access

Plaster & Paint Products

- ✓ 10mm square set Plasterboard to house & garage
- ✓ Ceiling Insulation - R2.5 Batts - *Excludes Garage and outdoor areas
- ✓ Wall Insulation – R1.5 Batts + Sisalation - *Excludes Garage external walls
- ✓ Interior Walls - Washable Velvet Low Sheen
- ✓ Interior Ceilings - Ceiling White
- ✓ Waterproofing to meet Australian Building Standards, screeded shower bases
- ✓ Screeded shower bases

Electrical, Lighting Heating Products

- ✓ LED downlights throughout
- ✓ Double Power Points + outdoor power point
- ✓ Slimline Light Switches
- ✓ Smoke Alarms hard wired as per working drawings and building regulations
- ✓ Gas Ducted Heating and refrigerated cooling

Doors & Robes

- ✓ Weatherguard Entry Pre-Hung Timber Entry door frames with Aluminium Treads
- ✓ Hume Feature Front Entrance door
- ✓ Readi cote hinged flush panel internal doors & external garage door

- ✓ Single Hanging Rails to all robes with melamine shelf above
- ✓ Stainless Steel Door Stops

Locks, Skirting & Architraves

- ✓ Bevel Series Entrance Lever sets Stainless Finish - Keyed alike with all external door locks
- ✓ Bevel Series Passage Lever sets Stainless Finish - Internal doors
- ✓ MDF 92mm x 18mm Skirtings & 67mm x 18mm Architraves
- ✓ Framed manhole with cover

Benchtops, Cupboards, Fittings & Splashbacks

- ✓ 40mm edge Stone Bench Tops to Kitchen, 20mm to Bathroom, Ensuite & Laundry
- ✓ Polytec Kitchen Cupboards with melamine shelving
- ✓ Cupboard Door & Drawer Handles to Kitchen, Bathroom, Ensuite & Laundry
- ✓ Tiled Splash back to Kitchen & Laundry

Electrical Appliances

- ✓ 900mm Stainless Steel Oven
- ✓ 900mm Stainless Steel 6 Burner Gas Cook Top
- ✓ Stainless Steel Rangehood
- ✓ Dishwasher

Plumbing Fixtures

- ✓ Double bowl sink to kitchen
- ✓ Single bowl sink to laundry
- ✓ Back to wall toilet suite
- ✓ Island bath 1675 x 715mm in white
- ✓ Hand Basin White 1 Or 3TH W/Overflow - Bathroom/Ensuite (White)
- ✓ Basin Mixer - Chrome Finish
- ✓ Sink & Laundry Mixer Tap - Chrome Finish
- ✓ Bath & Shower Mixer – (shower station or ceiling arm as option) Chrome Finish
- ✓ Built in Niches in showers
- ✓ Chrome Toilet Roll Holders
- ✓ Chrome Double Towel Rails to Ensuite and Bathroom 600mm
- ✓ Sun master 175lt including 1 Solar Panel & Gas Booster
- ✓ Semi-Framed Clear Laminated Shower Screen with Pivot door
- ✓ Polished Edged Fixed Wall Mirror above Vanity 900mm H x Vanity width – Max 1200mm

Floor Coverings & Floor/Wall Tiles

- ✓ Gold Range Wall and Floor Tiles to Kitchen, Laundry and wet areas
- ✓ Carpet selected from Flooring Xtra Cat 3 range to all non-tiled areas



Why Build with Brookes Building Group?

With years of experience in the building industry, being a qualified carpenter & Registered Builder, you can guarantee your home is being built by the best

www.brookesbuildinggroup.com.au

DB-U 41881 MBAV 196168