



south gippsland homes

ADVANCE

Make the Aussie Dream your reality. The homes in our Advance range make it quick and easy to get into your first home with cost-effective options to suit all budgets. Let us take the stress out of entering the property market. We'll get you into a quality home, built with the true builder's touch.

Preliminaries

- Fixed price contract
- Building Permit
- Home Owners Warranty Certificate
- 6 Star energy rating to South Gippsland Homes standard specifications & orientation
- Three month maintenance period following handover
- Soil test and feature survey
- Working drawings via South Gippsland Homes
- Part A & Part B Kordon termite treatment
- All service connections (based on 600m2 block, 4.5m setback, 300mm max fall)
- BAL 12.5 bushfire rating

Construction

- Fabricated engineered wall frames & roof trusses
- Lintels & beams to engineers design
- 'M' Class waffle pod slab on level site
- 25mpa Concrete to house & garage slab
- PGH bricks from selected builders range
- Double glazed aluminium windows & sliding doors
- Flyscreens & locks to all opening windows & doors
- B&D Roller door to garage (Standard colour range)
- Colourbond roof, gutter, fascia & downpipes
- Boral plaster linings with 55mm cove cornice
- Villaboard to bathroom & ensuite walls
- 6.0x5.5m fully lined double garage (if applicable)
- 67x18mm architraves & skirting
- Sisolation to walls and roof, R2.0 batts to external walls, R4.0 batts to ceiling
- Personal access door from garage to house

Heating

- Bonaire ducted gas heating OR Split system air conditioner

Hot Water

- Rinnai solar hot water unit 270L Gas or Electric boost with 25 evacuated tubes

Cabinetry

- Custom made by local joinery
- Laminate bench tops to kitchen & vanities
- Laminate doors & panels to kitchen & vanities
- Overhead cupboards (where applicable)
- Handles as per selected builders range

Appliances

- Ilve 600mm electric multifunction S/S oven
- Ilve 600mm gas 4 burner S/S cooktop
- Ilve 600mm Slide-out S/S rangehood
- Ilve 600mm S/S dishwasher

Electrical

- As per South Gippsland Homes specifications
- Heat/Fan/Light to bathroom and ensuite
- Double power points throughout

Plumbing Fixtures

- 45L S/S laundry trough in joinery cabinet with mixer tap
- 1650mm Decina bath
- Vitreous China basins with overflow & mixer tap
- Franke kitchen sink with mixer tap
- Fully tiled stepless shower bases to ensuite & bathroom
- Close coupled china toilet suites
- Stegbar Softline framed shower screens 2000mm high
- Chrome Double 760mm towel rail (per bathroom/ensuite)
- Chrome Toilet roll holder (per toilet)

Finishes

- Dulux 3 coat paint system to all internal walls
- Dulux semi-gloss finish to skirting, architraves & doors
- Wall tiles from selected builders range to kitchen, laundry and wet areas
- Floor tiles to wet areas, entry, kitchen and dining from selected builders range
- Carpet to bedrooms and living as per plans (from selected builders range)
- Roller blinds throughout
- Concrete to porch & alfresco (if applicable)
- Concrete driveway allowance (up to 40m2)
- Lockwood lever entrance set to entry door
- Lockwood lever sets to internal doors
- Hinged robe doors with matching lever sets
- White melamine shelving with chrome hanging rail 4x White melamine shelves to pantry & linen (where applicable)
- Cushion door stops
- Corinthian Entry door from builders range
- Corinthian flush panel doors to all internals