



south gippsland homes

ASCENT

Ascend to a higher state of living. Our Ascent range features innovative design to suit your lifestyle. Unwind and enjoy the comfort a craftsman built home brings. Add your own personal touch by choosing from a range of stunning fixtures and finishes.

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 with the ability to modify Standard designs
- 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
- Professional Interior design consultation

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 Panelift door to garage (Standard colour range)
- Colorbond roof, gutter, fascia & downpipes
- 450mm eaves (where applicable)
- Boral plaster linings with 75mm cove cornice or square set
- Villaboard to bathroom & ensuite walls
- 6.0x6.0m fully lined double garage (if applicable)

- 67x18mm architraves & skirting
- Insulation paper 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 315L Electric boosted system with 2 panels and frost protection

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
- Pot draws (1-2 sets where applicable)
- Bin drawer

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
- LED Downlights to Entry and living areas
- Heat/Fan/Light to bathroom and ensuite
- Downlights above vanity basins
- 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 Grange semi frameless 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 laundry & wet areas (skirting tiles to wet areas) from selected builders range
- Concrete to porch & alfresco (If applicable) and 40m² Driveway allowance
- Lockwood Nexion 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 and bank of shelves to all robes
- 4x White melamine shelves to pantry & linen (where applicable)
- Cushion door stops
- Corinthian glazed Entry door from builders range
- Corinthian flush panel doors to all internals
- Luxury vinyl plank flooring and Standard Range carpet to selected areas