



ENTERTAINER



Frontage:

17m

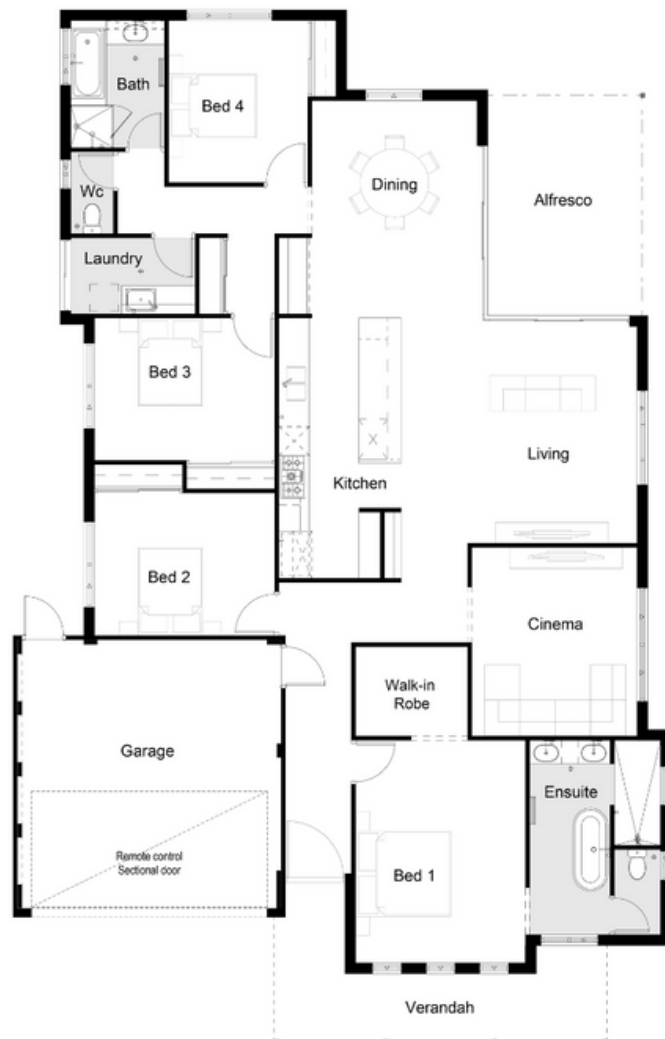
House Size:

254m²

The Entertainer is designed to grow with you and your loved ones and is the perfect home for small or large families.

The natural palette works in harmony with the surrounding native plants and with 4 bedrooms, 3 bathrooms, and a spacious cinema room everyone will feel at home in this large family home.

With a focus on entertaining the open plan kitchen, living, and dining areas spill out into the alfresco and backyard creating a free-flowing space and topped off with a designer bar you are sure to be the toast of the town in this truly Australian inspired home.



**INSPIRED
HOMES**

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THE INSPIRED GUARANTEE!

- ✓ WA Owned & Operated Independent Builder
- ✓ MBA & HIA Multi Award Winning Builder
- ✓ HIA WA Excellence In Service Winner
- ✓ HIA NATIONAL Housing Award winners
- ✓ HIA Lump sum fixed price building contract
- ✓ HIA Housing Indemnity Insurance
- ✓ 6 months (180 day) maintenance period
- ✓ Lifetime structural guarantee (25yrs)
- ✓ Energy Efficiency designs & report
- ✓ Site contour and feature survey
- ✓ Site re-peg and house set out
- ✓ Engineers site report
- ✓ Fully certified working drawings
- ✓ Certified Termite treatment

THE "INSPIRED" EXTRAS

- ✓ Ducted reverse cycle air-conditioning
- ✓ Oyster Lights if applicable as per plan from builders range
- ✓ High ceilings as per plan & subject to design
- ✓ Complimentary upgrade to premium aluminium framed mirrored sliding doors to robes
- ✓ Choice of porcelain tiles available for selection
- ✓ LED Downlights as per plan
- ✓ 11 sheets of mosaics per dwelling from builders range where applicable

GENERAL

- ✓ Full under slab & perimeter hand sprayed chemical Termite treatment to BCA
- ✓ Engineer designed concrete slab & footing
- ✓ Engineer designed concrete suspended slab (if applicable)
- ✓ Double clay brick construction, unless otherwise specified
- ✓ Acrylic render as per plan
- ✓ Standard sewer, water, gas & power connections
- ✓ AUS Standard H2 blue pine treated timber roof with protection against European House Borer
- ✓ Builders final clean for handover

EXTERNAL

- ✓ Acrylic texture coat render to front elevation or 2C Midland Brick face bricks from Manor range
- ✓ Colorbond Roof as per plan
- ✓ Colorbond gutters, fascia & downpipes
- ✓ Hardiflex lining to all eaves
- ✓ Hardiflex ceiling finish to Alfresco, Porch, Garage & Balcony if applicable
- ✓ Quality aluminium powder coated windows & sliding doors with security key locks
- ✓ Fly screens to standard windows and doors

EXTERNAL CONT.....

- ✓ Hume Newington solid core or clear glazed entry door from XN range (*selected profiles only*)
- ✓ Flush duracoat solid core to shopper door
- ✓ Fibreglass external door to exposed areas
- ✓ Flush duracoat hollow core to internal doors
- ✓ Gainsborough Trade Pro Series Door furniture
- ✓ Painting to eaves, doors, door frames & meter box
- ✓ Rinnai 26L builders continuous flow hot water system
- ✓ Single phase power connection with RCD electrical safety switch
- ✓ Telstra lead in system with one mounting block
- ✓ 25mm conduit with blank plate and labelled with service providers details Ready for Telecommunications (no box or connection is included)
- ✓ Builders range of Midland Brick Masterpave Collection paving as per plan (excludes crossover)
- ✓ Glass balustrade with powder coated aluminium frame to external balconies & stairs (If applicable from builders standard range)
- ✓ Porcelain Non Slip floor tiles to balcony with under tile waterproofing if applicable
- ✓ Flush fit Pelmet Centurion garage door from builders standard range with 2 hand held & 1 wall mounted remote
- ✓ Concrete hardstand to the garage
- ✓ 2 x 20w architectural batten LED lights to garage
- ✓ Up to 3 external bunker lights where required
- ✓ 2 external garden hose taps included

INTERNAL

- ✓ R4.1 insulation to ceiling including garage
- ✓ Plasterboard ceiling lining with 75mm coved cornice
- ✓ Float & white set plaster finish to all internal walls
- ✓ Corner casing beads to all external corners of internal trafficable areas only (not including window & door reveals)
- ✓ Internal painting to ceilings, cornice, door frames and doors (excluding internal walls)
- ✓ Pre-primed flush panel Internal doors
- ✓ Gainsborough Tradepro Series door handles
- ✓ Privacy sets to Bathrooms, Ensuite, WC 's
- ✓ Built in robes with melamine edge shelf & rail
- ✓ Linen and pantry with four (4) edged shelves
- ✓ CLIPSAL Iconic Light switches
- ✓ Power points throughout as per plan
- ✓ Two (2) Hard wired smoke detectors
- ✓ One (1) TV point
- ✓ One (1) Dual Data point for NBN compliance
- ✓ Glass Balustrade with powder coated aluminium frame to internal staircase & landing (where applicable)

INSPIRATIONAL KITCHEN'S

- ✓ Quality European inspired stainless cooking package includes hotplate, oven & canopy R/hood as per plan
- ✓ 20mm Engineered stone bench tops to kitchen
- ✓ Wall tiling to splash back including returns from builders range
- ✓ Laminate cupboards with soft closers to drawers and cupboards
- ✓ Selection of stylish cabinet handles from builders range
- ✓ Bank of 4 drawers with cutlery insert
- ✓ Stainless steel double bowl single drainer inset sink
- ✓ European inspired flick mixer
- ✓ Dishwasher recess includes cold tap & single GPO

INSPIRATIONAL BATHROOM, ENSUITE, LAUNDRY, W.C'S & POWDER ROOMS

- ✓ 30mm Postform laminated bench tops to vanities
- ✓ Laminate cupboards
- ✓ Selection of stylish cabinet handles to all doors from builders range
- ✓ Luxury above counter vitreous china designer basins
- ✓ Chrome plated tap ware & mixers throughout
- ✓ Semi frameless pivot shower door & screens
- ✓ Framed mirror to width of vanity
- ✓ Luxury vitreous china toilet suites
- ✓ Acrylic bath to bathroom where applicable
- ✓ Chrome plated floor & shower waste and washing machine taps
- ✓ Porcelain tiling to floors, 2m high wall tiling to shower recesses, one row above bench top and tiled skirting
- ✓ Chrome plated 600mm single towel rail or towel ring and toilet roll holder
- ✓ 45 Litre stainless steel inset trough and cabinet
- ✓ Flumed exhaust fan to Bathroom, Ensuite & WC
- ✓ Obscured glazing to Bathroom, Ensuite & WC where applicable
- ✓ Aluminium frame with vinyl inserts to laundry sliding linen

be INSPIRED

**INSPIRED
HOMES**



Client Name.....

Client Signature.....

Client Name.....

Client Signature.....

Dated

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Consultant

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Design (if applicable)