



KIDMAN ● PARK

precinct

rivergum
projects

01 STYLES



02 FEATURES

A KITCHEN APPLIANCES

Stainless steel Westinghouse appliances in stainless steel finish

A



B STONE BENCHTOPS

Engineered 20mm stone benchtops to kitchens

B



C KEYLESS FRONT ENTRY SMARTLOCK

Keyless entry lock to front door

C



D FEATURE BRICKWORK

Austral Fringe 'Theatre' bricks

FLOORING

Carpet, tiles & timber look laminate throughout

PAINT

Haymes paint to all internal walls

LIGHTING

Downlights to main living areas and bedrooms

D



03 SPECIFICATIONS

INCLUSION	SPECIFICATION
STRUCTURE	
Ground	Concrete slab
Wall & First Floor Frames*	Builder's choice, to be either timber or steel
Ceiling Heights	2700mm to main living area / 2550mm to bedrooms
Roof	Colorbond**
Insulation	To achieve or exceed 6 Star Energy Rating
Stair	MDF propriety stair
WALL CLADDING	
Fibre cement sheet (FCS)	Paint / render finish
AAC	Render finish
Insulation	To achieve or exceed 6 Star Energy Rating
Brickwork	Austral
WINDOWS & SLIDING DOORS	
Frames	Aluminium powder coated frame with keyed locks
Glazing	To achieve or exceed 6 Star Energy Rating
Flyscreens	To operable sections
Entry Door	Solid door with timber frame and keyless entry smartlock
Sliding Doors	Glazed, aluminium framed doors with keyed locks
Internal Doors	Lever handles, privacy snibs to bathrooms
METERING	
Electrical	Individual electrical meter
Water	Individual water meter
Gas	Individual gas meter
LANDSCAPING	
Letterbox	Lockable with street number installed
Clothesline	Fold down unit
Driveway and Paths	Concrete Paving
Garden Beds	Landscaping from pre-selected designs, plants mulch & irrigation
Boundary Fencing	1800mm high Colorbond** Good Neighbour as required to rear and sides as per plans

Builder Initial _____

Client Initial _____

03 SPECIFICATIONS

INCLUSION	SPECIFICATION
SERVICES	
Hot Water	Instantaneous gas hot water system
Heating and Cooling	Ducted reverse cycle air-conditioning with zones to suit home as per supplier recommendations
Internet	Provision provided
Free to Air TV	Roof mounted digital compliant antenna
GENERAL	
Abutting Walls	AAC walls
Internal Wall Lining	Plasterboard
Wet Area	Fibre cement sheet
Paint	Haymes Washable Acrylic Matte
Skirting	Painted MDF
Cornice	Cove
Main Living Floor	Laminate timber style floating floor
Lighting	LED downlights
KITCHEN	
Benchtops	20mm engineered stone
Sink	Stainless steel
Mixer	Chrome kitchen mixer
Laminate	Natural finish
Handles	Lip handle brushed stainless steel finish on lower cupboards and pantry
Fridge Provision	850mm (width) x 1800mm (height)
Gas Cooktop	Westinghouse 600w stainless steel
Gas Oven	Westinghouse 600w stainless steel
Rangehood	Stainless Steel
Dishwasher	Stainless Steel
Splashback	Tile
Power	GPO to appliances and 1x double GPO to splashback
LIVING/DINING	
Power	2x double GPO's
TV Point	1x point
Internet Data Points	1x located adjacent to the TV point

Builder Initial _____

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03 SPECIFICATIONS

INCLUSION	SPECIFICATION
BATHROOM/ENSUITE/WC*	
Basin	Ceramic
Mixer	Chrome flick mixer
Tiles	2400mm high within shower alcove
Shower	Semi-frameless screen
Toilet Suite	Ceramic back to wall
Towel rail, ring and toilet roll holder	Chrome (Double towel rail or 2x singles in bathroom(s) and ensuite)
Light, Heat and Exhaust Combination	Fan ducted to atmosphere
Power	1x double GPO (WC not included)
BEDROOMS	
Built-In Robes	Mirror finish sliding doors, and shelf and rail
Floor Finish	Carpet
Power	2x double GPO's
LAUNDRY	
Tub	Stainless Steel
Mixer (Laundry)	Chrome flick mixer
Bench Top	Laminate
Power	1x double GPO to washing machine provision
Washing Machine Taps	Spindle wall tapes
Exhaust	Fan ducted to atmosphere
STAIRS	
Floor Finish	Carpet
Handrail	Painted timber
GARAGE	
Floor	Concrete
Door	Automatic panel lift

Builder Signature _____

Date: _____

Client Signature _____

Date: _____

04 UPGRADE LIST

UPGRADES	PIONEER	SIDNEY	NUNN	BILLY	GIPPS	MILLSWOOD	KIDMAN	SELECT
Security mesh door to main entry	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	<input type="radio"/>
Security alarm system - Touch screen and 3 movement sensors	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	<input type="radio"/>
Black matte sink mixer and cabinetry handles	\$420	\$450	\$390	\$420	\$450	\$490	\$450	<input type="radio"/>
Add drawer tower to bedroom 1 robe	\$650	\$650	\$650	\$650	\$650	\$650	\$650	<input type="radio"/>
Add drawer tower to bedroom 2 robe	\$650	\$650	\$650	\$650	\$650	\$650	\$650	<input type="radio"/>
Add drawer tower to bedroom 3 robe	-	\$650	-	-	\$650	\$650	-	<input type="radio"/>
Add ceiling fan with controller switch - 3 speed with off to bedroom 1	\$490	\$490	\$490	\$490	\$490	\$490	\$490	<input type="radio"/>
Add ceiling fan with controller switch - 3 speed with off to bedroom 2	-	\$490	-	-	\$490	\$490	-	<input type="radio"/>
Solar tube to bathroom 1 (first floor only)	-	\$2,800	\$2,800	-	\$2,800	-	-	<input type="radio"/>
Laminate timber style floating floor and anti slip stair nosing	\$1,680	\$2,400	\$1,560	\$1,340	\$2,730	\$4,500	\$2,400	<input type="radio"/>
3kw Solar System - 10 panels and premium inverter	\$5,225	\$5,225	\$5,225	\$5,225	\$5,225	\$5,225	\$5,225	<input type="radio"/>

Builder Signature _____

Date: _____

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Date: _____

05 SELECTIONS



- | | |
|--|-----------------------------|
| 1. Chrome Overmount Kitchen Sink | 8. Solar Tube |
| 2. Westinghouse Dishwasher | 9. Keyless Entry Smart Lock |
| 3. Westinghouse Rangehood | 10. 3KW Solar Panels |
| 4. Westinghouse Stainless Steel Dishwasher | 11. Security Alarm System |
| 5. Westinghouse Gas Cooktop | 12. Ceiling Fan |
| 6. Black Matte Sink Mixer | |
| 7. Chrome Kitchen Mixer | |



*Optional Upgrades Only



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