

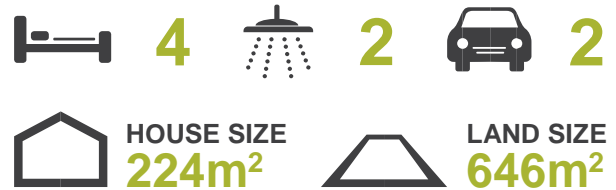
HOUSE & LAND PACKAGE

Lot 44 Anser Place, Inverloch: Prom Island Park Estate



INCLUSIVE PACKAGE

\$409,200



COMPLETE PACKAGE WITH UNBEATABLE INCLUSIONS

- Split System Heating / Cooling
- Floor coverings throughout
- Stainless Steel Appliances
- BAL 12.5 Requirements
- 2.0m high Panel Lift Door with Motor and Remotes
- 4 Bedrooms all with built in robes
- Fixed Price Contract
- Free Colour Consultation
- Colorbond Steel Roofing
- Ensuite to master bedroom
- Double Garage with direct entry to home
- Timber Feature Cladding to Porch

Coldon Homes has taken care in preparing this information. All sizes and locations of lots and prices may change. Prices may also vary depending on site costs, inclusions and client requirements. Packages do not include stamp duty costs or legal fees. Unless specified prices do not include fencing, paths, furnishings and window furnishings. Floor coverings are included throughout. For further information, please contact our friendly Sales Consultants. Photography and illustrations should be used as a guide only. House and land packages, are only offered for the stated lot and home advertised and is only available until sold. House and land bundles are subject to land availability.

Creating
lifestyles
for over

50 YEARS

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As experts in building in country and coastal areas, Coldon Homes has a wealth of experience to bring to your new project. We understand that perfection doesn't just happen. It takes time and a consultative approach to achieve the right result. We have a simple promise of 'no surprises'. We work together, exploring possibilities, until you are happy with the layout, clear on the costs and know exactly what you are getting for your money.

At Coldon Homes we go beyond just producing a floorplan.

For more information please contact:



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Lot 44 Anser Place, Inverloch, Prom Island Park Estate “Flinders” Inclusions List

Your new Coldon Home comes with more than 50 years' building experience and an extensive list of everything you need to start enjoying your new lifestyle. As we build to *your* requirements, we can enhance or modify any inclusion during our initial quotation stage;

GENERAL INCLUSIONS

- Fixed Price Contract
- Site Inspection & Design Consultation
- Full Working Drawings
- Building Permit
- Energy Rating
- BAL 12.5 Requirements
- Six Year Structural Guarantee
- 90 Day Maintenance Coverage
- Free 2 hour Colour Consultation
- Cleaning of Home and Clearing of all Construction material prior to Handover

FOUNDATIONS & FLOOR

- Engineers Soil Investigation Report
- Concrete Slab suitable for class 'M' soil conditions
- Termite Protection to slab penetrations
- Concrete Pump

FRAME, TRUSSES & STRUCTURE

- Pre-fabricated, kiln-dried frames constructed in our own world class factory
- Frames with 450mm stud centres
- Pre-fabricated, Computer Engineered, kiln-dried roof trusses constructed in our own world class factory
- All on site construction performed by building experts familiar and competent in our systems and standards

WALLS & ROOFING

- Brick selection from our Builders Range
- Bluescope Colorbond custom orb roofing iron, gutters, fascia's & flashings
- All Infill and Timber Finishes painted to match
- Feature Timber Shiplap Cladding to front porch

WINDOWS

- Aluminium Powder coated windows to suit design
- Fly Screens throughout

HEATING AND COOLING

- Split System Reverse Cycle Air Conditioning (Heating & Cooling)

FLOOR COVERING

- Vinyl Plank flooring to Kitchen and Dining areas
- Floor Tiles to wet rooms
- Carpet to all other areas

DOORS

- Front Door: Hume XN1, translucent glazed, solid core
- Rear Door: Painted Flushpanel Hardboard or aluminium sliding door
- Lockwood Entrance Locksets to external hinged doors, keyed alike
- Internal doors: Painted Flushpanel
- Lockwood lever internal door furniture
- Panel Lift Colorbond Garage Door with remote control & 2 handsets

PAINTING

- Select from 2 colours plus white for internal colours.
- Three coat paint system for internal walls (Dulux Professional Acrylic Sealer Undercoat plus 2 coats Dulux Professional Low Sheen Acrylic topcoat)
- Three coat paint system for internal doors, skirts and architraves (Dulux Professional Total Prep plus 2 coats Dulux Professional Gloss Enamel)
- Two coat paint system for ceilings (Dulux Professional Tintable Ceiling Paint)
- External paintwork 2 coat system with Dulux Weathershield paint

KITCHEN

- Base and overhead cupboards with adjustable melamine shelves as per plan
- Post formed laminate benchtops with prefinished doors. Provisions made for dishwasher, fridge and microwave
- 1 ¾ bowl stainless steel sink with flickmixer tap
- Westinghouse Stainless Steel WVE645S fan forced oven and cooktop
- Westinghouse Stainless Steel WRH608 three speed slideout range hood

BATHROOM

- Post formed laminate bench top with prefinished doors & shelves and ceramic vanity bowls with ECT Mixer Tap
- Moulded shower base with semi-frameless pivot door shower screen
- Bath with moulded arm rests
- Soap holder to showers from builders selection
- Mirror over vanity and exhaust fan over shower
- Ceramic close coupled toilet suite with soft close seat
- ECT Mixer Taps to Showers and Baths.

ELECTRICAL

- All light point complete with globe and shade
- Power points to suit house
- Safety Switches at meter box
- Hardwired smoke alarm with battery back up
- 2 x TV points wired to ceiling cavity
- 1 x Internal phone point

HOT WATER SERVICE

- Energy efficient Rheem Heat Pump 325 litre system

TILING

- Walls – Selection of ceramic tiles over kitchen benches, vanity units, bath, shower and trough
- Floor – Selection of ceramic floor tiles to bathrooms, ensuite, WC & laundry
- Skirting – Same as the floor tile selection to the bathroom & ensuite

LAUNDRY

- 45 litre stainless steel trough with suds bypass with ECT Mixer tap
- Post formed laminate benchtops with prefinished doors, and a base cupboard under the trough space

INTERNAL FINISHES

- 2400mm nominal ceiling height
- 10mm plasterboard throughout
- 55mm scotia cornicing
- 65mm skirting boards & architraves

INSULATION

- Sisalation paper to external walls and roof
- R2.5 HP Acoustic Insulation Batts to all external walls
- R3.5 Insulation Batts to roof of house

EXTERNAL FINISHES

- 100mm concrete paving to front entry
- 2 external water taps (1 at meter point, 1 off rear wall)

SERVICES

- Water tapping
- 10m of water lead in
- 10m of underground power
- 15m of stormwater to legal point of discharge
- 15m of sewer line.

The following items are also included Temporary fencing, Site Fall, BAL 12.5 requirements and site excavation as required.

The following items are not included Landscape, removal of excess soil, Sheds/Outbuildings, Letterbox, Window treatments, Driveways and Permanent Fencing

Window treatments and specialised painting and decorating are not included in the base price list but can be added to your final contract price. We do this so you have full control over the final look of your home.

Our experience means these costs are calculated in the most accurate manner possible.

The above inclusions are subject to change and final specifications and inclusions will be documented on each individual building contract. Inclusions are valid as of June 2017,



(All images used are for illustrative purposes and may include items that are not included in the standard base specification. Images may also include features not supplied by Coldon Homes including furniture, furnishings, landscaping and other items.)