

General:

- Construction plans, council fees, site clean.
- 6 year structural / 12 month maintenance warranty.
- Plumbing and electrical connections (as required).
- Termite protection.

Framing:

- Engineered 90 x 35mm treated pine frames and trusses.
- LVL bearers and joists with Duragal steel posts (raised homes) or raft slab (as per soil classification).

External:

- Colourbond corrugated roofing, quad gutters, 90mm PVC downpipes, 600mm eaves.
- Standard range of selected James Hardie cladding.
- Bradnams Essential range windows and sliding glass doors, with tinted glass and insect screens.

Internal:

- 2.55m high flat ceilings.
- 10mm plasterboard, 6mm villaboard to wet areas.
- Cove cornice, Bullnose or Colonial skirting and architraves.
- Painted MDF shelves to all linen cupboards, with top shelf and open underneath for broom section.
- Painted MDF top shelf with hanging rail underneath to all robes.

Insulation:

- Sisalation and batts to all external walls.
- 60mm foil-backed blanket and batts to roof.

Electrical:

- 3 double power points to main bedroom and kitchen, 2 double power points to living, dining and remaining bedrooms. 1 single power point to kitchen appliance fittings and panel lift garage doors.

- 1 external double power point.
- Downlights throughout, 2 external lights (spotlight and/or pencil light), fluro's to carport / garage (where required).
- Stainless steel or white ceiling fans to bedrooms, living, dining and outdoor area.
- 1 x heat / fan to each bathroom, 1 x exhaust fan to toilet.
- 2 x TV points and antenna.
- NBN – Draw wire & Cover Plate supplied (NBN Provider to install connection).
- Smoke alarms as required.
- Property pole and 20m of underground power.
- 250L Electric hot water system.
- 3.5kw Solar system.

Doors:

- Timber entry doors / Aluminium entry doors where required.
- Flush panel internal doors.
- Vinyl sliding doors to robes.
- Standard range panel-lift garage door with remotes (where required).

Painting:

- 3 coats to interior, 2 coats to exterior. Single colour.

Entry / Alfresco / Verandah:

- Outdoor ceilings lined and insulated.
- 90mm Hardwood decking, hardwood steps with steel stringers (raised homes) or lightly brushed concrete (slab homes).
- 90mm x 90mm Hardwood posts. Merbau handrail with 16mm round aluminium balustrade (raised homes).

Floor Coverings:

- Standard range vinyl planks to kitchen, dining, living and hallways.
- Standard range carpet to bedrooms.

CUSTOM DESIGNED
and affordable

Visit us at Gympie & Maryborough

Gympie Office, Shop 13, 104 Mary Street Gympie QLD 4570

P: 1300 795 625 E: sales@oakvalehomes.com.au

Maryborough Hervey Bay Display Centre, 134 Ferry Street, Maryborough QLD 4650 (Cnr Ferry & Kent Streets)

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- Standard range tiles (non-rectified + standard laying) to bathrooms, toilet and laundry (wet areas).

Tiling:

- Standard range tiled floor (non-rectified + standard laying) to bathrooms, toilet, and laundry (wet areas).
- Standard range tiles to 2000mm high around shower, 150mm to vanity splash, 1200mm behind toilet, 600mm splashback to kitchen, bathtub and laundry tub (non-rectified + standard laying).

Kitchen:

- Standard range laminate benchtops, overhead cupboards to ceiling, built-in fridge space.
- Standard range 600mm electric cooktop and under bench oven.
- Standard range concealed or canopy rangehood.
- Standard range 1 and ¾ kitchen sink with drainer and standard range tapware.

Bathroom and Wet Areas:

- Standard range wall hung vanities.
- Frameless mirror to bathroom and ensuite vanities.
- Standard range tiled / fixed glass walk in shower, or Bradnams Essential range shower screen, with shower grate.
- Standard range tapware.
- Standard range toilet.
- Standard range bath with hob.
- Standard range 1 x 900mm double towel rail and 1 x toilet roll holder.
- Standard range 45L stainless steel laundry tub with cabinet.
- Standard range clothesline or hoist.

Other (where required) / Optional upgrades:

- Extra earthworks.
- Sewerage treatment system with surface irrigation or trenches and 2 x 5000 gal poly water tanks (on concrete slab with pump and pump cover).
- Extra power lead in, Phone / NBN cable lead in.
- Luxury range James Hardie cladding, render, brick.
- 2.7m high flat ceilings / raked ceilings.
- Wire or aluminium balustrade 38mmx16mm (raised homes).
- 6.6kw, 10.5 kw solar system, batteries optional.
- 20mm or 40mm stone benchtops with waterfall ends (where required).
- 900mm dual-fuel freestanding oven, 900mm electric / gas cooktop, 900mm electric oven.
- Luxury range kitchen sink, laundry drop in tub and tapware.
- Luxury range mirrored semi recessed shaving cabinets.
- Luxury range wall hung vanities.
- Luxury range tiled shower niches / tiled ½ shower walls.
- Luxury range toilet.
- Luxury range boxed in bath / freestanding bath.
- Luxury range internal patterned doors / barn doors.
- Mirrored robe sliding doors.
- Floor to ceiling tiling to bathrooms.
- Split system or ducted air conditioning.
- Illume skylights.
- Turf, landscaping, fencing, driveway, timber slatting under house (raised homes).
- Blinds, curtains, internal PVC shutters, outdoor aluminium shutters.

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