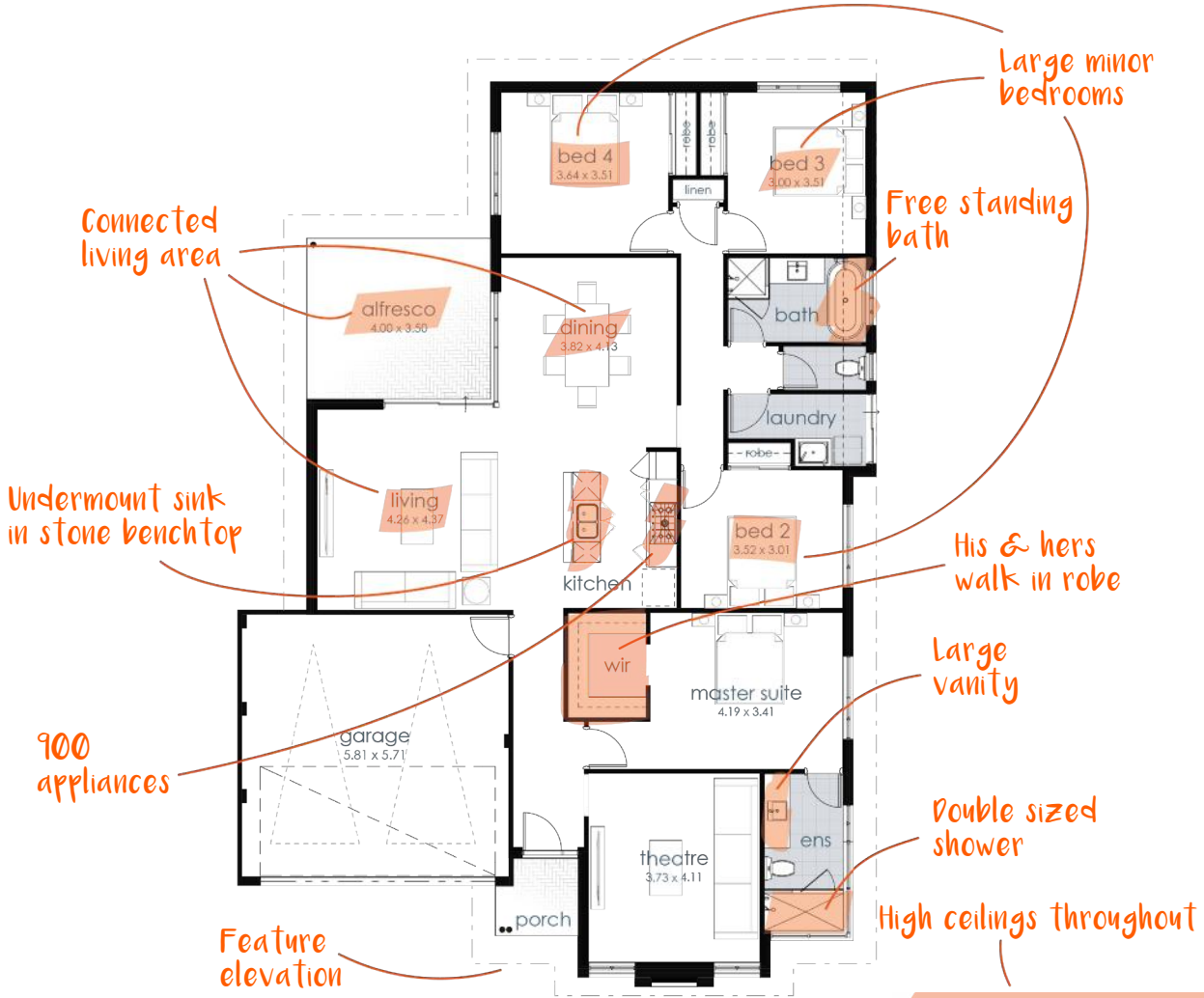




IMPERIAL 4 - PRESTIGE

Open plan living and four large Bedrooms makes the most of a large block. The large Alfresco is the focal point which provides a great entertaining space.

BEDROOM: 4 BATHROOM: 2 LOT WIDTH: 15M



30c ceilings throughout including Garage

| FLOOR AREAS | | |
|-------------|-----------------------------|----------------|
| Location | Area | Perimeter |
| Living | 167.84 | 63.6 |
| Garage | 35.00 | 24.0 |
| Alfresco | 14.00 | 15.0 |
| Porch | 2.81 | 7.0 |
| | 219.65 m² | 109.6 m |

📍 1/43 Westchester Road, Malaga
☎ 08 9262 7488

✉ enquiries@zirconliving.com.au
🌐 zirconliving.com.au

BC 5975

IMPERIAL 4 - PRESTIGE

DESIGNED TO SUIT 15M X 25M LOTS
PRESTIGE HOME INCLUSIONS

EXTERNAL

| | | | |
|-----------------------------|--|------------------------------|---|
| Roof Cover | Colorbond custom orb metal roof | Garage Hardstand | 100mm concrete |
| Fascia / Gutters | Colorbond Stratco Edge profile to front elevation | Garage Sectional Door | Timber look garage door inc 3 remote controls |
| External Walls | Brikmakers 2c Contemporary Collection as per plans | Paving | Brikmakers Stonewashed Vistapave - 65m2 |
| External Walls | Acrylic texture coat to front elevation as per plans | Roof Structure | Traditional timber roof H2 blue pine |
| Entry Door | Jason Windows powder coated aluminium | Aluminium Joinery | Jason Windows - Sliding doors and windows |
| Entry Door Frame | Jason Windows powder coated aluminium | Fly Screens | To all sliding doors & windows |
| Entry Door Furniture | Gainsborough Tri Lock range - Omni Pull Handle | Window Glazing | Satinlite glazing to all bathrooms & WC |
| External Taps | 2 taps included | Ceiling Linings | 10mm water resistant plasterboard with cove cornice |
| Hot Water System | Rinnai 20L instantaneous in recessed box | Meter Box | Combination Electrical and Gas - Lockable |

INTERNAL

| | | | |
|--------------------------------|---|-----------------------------|---|
| Ceiling Heights | 30c ceilings as per plans, 28c to remainder | Internal Doors | 2040mm Corinthian Deco Range or similar |
| Ceiling Linings | 10mm plasterboard with cove cornice | Internal Walls | Brikmakers clay bricks |
| Corner Beads | Included throughout | Internal Wall Finish | White plaster set to all internal walls |
| Insulation | R4.1 insulation batts | Robe Shelving | 1x Melamine shelf with chrome rail |
| Internal Door Frames | JDS regal profile metal door frames | Sliding Robes | Mirrored Sliders to Bedrooms |
| Internal Door Furniture | Gainsborough G3 range | Linen Shelving | 4x Melamine shelves |

CABINETS & BENCHTOPS

| | | | |
|-------------------------|--|--------------------------|------------------------------|
| Kitchen Benchtop | 20mm Stone from Builders Standard Range | Handles | Artia Latina 150mm |
| Other benchtops | Laminate from Builders Standard Range | Dishwasher Recess | With cold tap and single GPO |
| Cupboard facings | Laminated Semi Gloss facings with ABS edging | Drawers | 4x Soft close to Kitchen |

FIXTURES & FITTINGS

| | | | |
|-------------------|--|-----------------------|--------------------------------|
| Appliances | 900mm Appliances Blanco BOSE99XP Oven, Blanco CG905WXFFC Cooktop, Blanco BRCE90X Rangehood | Sink | Undermount Seima Acero SKS-201 |
| Tapware | Phoenix Vivid mixer range | Trough | Seima SKS-45LO |
| Basins | Seima Kyra SBC-017 | Shower screens | Semi frameless |
| Baths | Fiorella Freestanding Bath | Mirrors | Frameless |
| Toilets | Seima Limni Sto-15BE | | |

ELECTRICAL

| | | | |
|-----------------------------|--|------------------------|--|
| Exhaust Fan | Included to Ensuite, Bathroom and WC | Smoke Detectors | 2x hard wired detectors |
| Switches | Clipsal C2000 range | NBN Provision | Conduit, Double power point and Data point |
| External Wall Lights | Weatherproof bayonet to Laundry sliding door | TV Points | 1x Digital ready point |
| Ceiling Light Point | Bayonet point to each room | Phone Points | 1x Phone point |

PAINTING

| | | | |
|--------------------------------|--|-------------------------|----------|
| Eaves | Included | Ceilings | Included |
| Doors & Door Frames | Included | Meterbox | Included |
| Walls | Included throughout excluding internal walls | Flumes and Vents | Included |

TILING

| | | | |
|-----------------------|---|----------------------|--|
| Ceramic Tiling | Allowance of \$60.00 per m2 inc GST | Wall | Kitchen, Ensuite, Bathroom, Laundry and WC |
| Tile size | Up to 300x600mm | Shower Hob | Included |
| Floor | Ensuite, Bathroom, Laundry and WC | Mitred Tiling | Included |
| Heights | Full height tiling to Ensuite (excluding WC), 2000mm high wall tiling in shower recess, 600mm above kitchen and laundry bench top, 200mm skirting tile to Bathroom, Laundry, WC and 400mm above bath. | | |

This specification is applicable at the time of signing. It is a general guide of the standard inclusions for this specification. A fully comprehensive addenda will be provided with the contract documents incorporating a complete list of items including changes that have been made in the contract quotation. The Builder reserves the right to alter products to at least equivalent should products become obsolete or there is a change of supplier. Refer to Siteworks Annexure of the Quote for the full breakdown of costs not mentioned on this document. Images are for illustration purposes only. Floor tiles, carpets and air conditioning are priced separately and not included in the base house price.