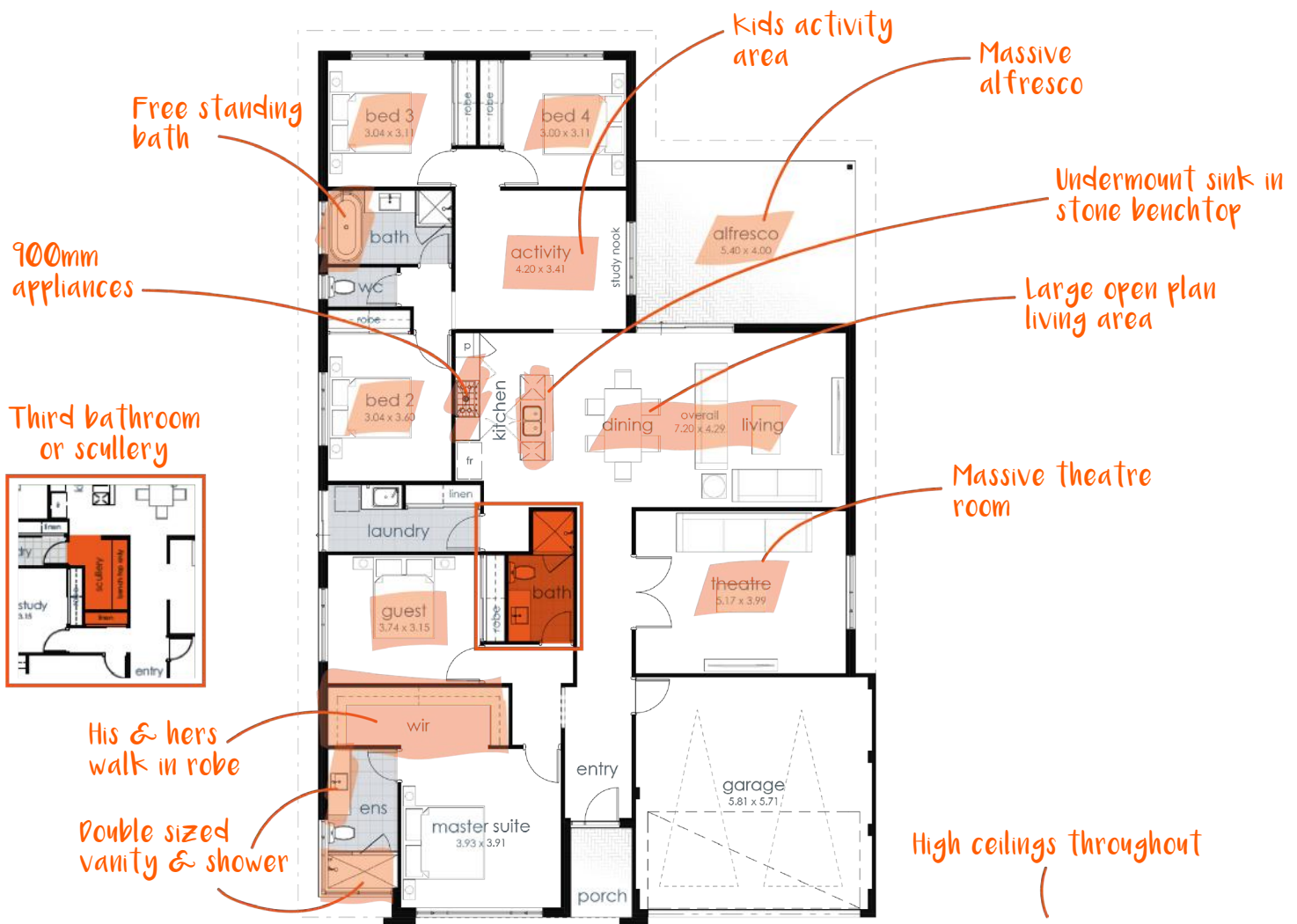




OPAL 4 - PRESTIGE

The Opal gives you options to convert the Guest Bedroom and Bathroom to a Study and Scullery. The home uses the full potential of a large block by providing privacy with separate sections of the home with the Living Area linking them all together.

BEDROOM: 4 BATHROOM: 2 LOT WIDTH: 17M



FLOOR AREAS

Location	Area	Perimeter
Living	199.08	69.0
Garage	35.05	24.0
Alfresco	18.90	17.8
Porch	3.32	7.4
	256.35 m²	118.2 m

1/43 Westchester Road, Malaga
 08 9262 7488

enquiries@zirconliving.com.au
 zirconliving.com.au

BC 5975

OPAL 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.