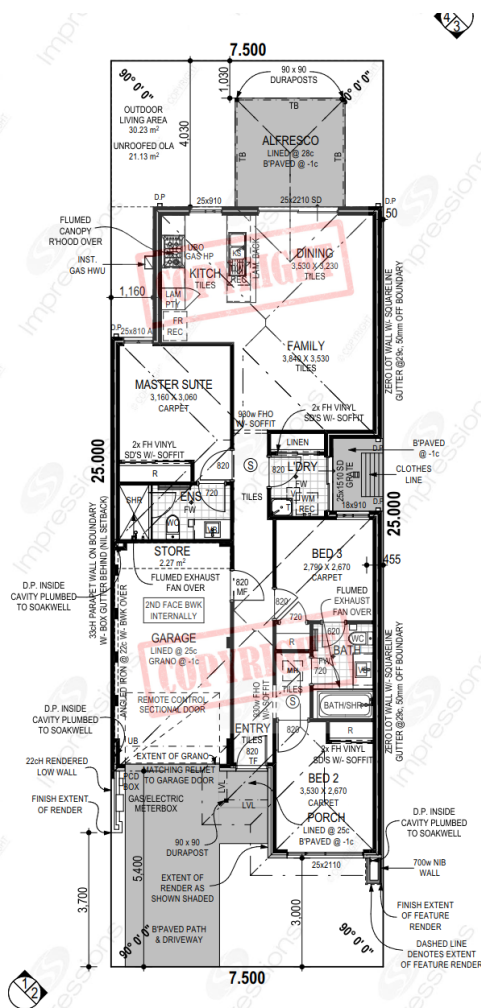


# House & Land Package



MODEL NUMBER:910001

127 sqm



From \$286,626\*  
 Lot 399 Duxbury Loop,  
 Providence Estate, Wellard

- Carpets to Bedrooms
- Blinds throughout Windows & Sliding Doors
- 450mm x 450mm tiling to Living areas
- Premium SMEG 900mm European cooking appliances
- VIP Dining Experience
- Stone throughout
- Glass pivot doors to showers
- Luxury toilet suites & china basins
- Flush fit pelmet garage door
- Soft closing cupboards throughout
- Luxury switches & power points
- 24 week Buildfast Guarantee
- Site Works allowance

Contact Nilay Shah Today

0421 785 344

nilay@impressions.net.au



**Impressions**  
 The Home Builder

# Signature Specification

## Kitchen

- Essastone 20mm stone Benchtops from Builder's Signature Range
- Zoe Acero 1200mm stainless steel Double end bowl Sink
- Comprehensive range of laminate colours to cupboards from Laminex or Formica (Builder's Signature Range)
- Laminated (facings) to Kitchen Cupboards
- Cupboard Handles – select from our Designer Range
- Smeg 900mm stainless steel gas Hotplate
- Smeg 900mm stainless steel fan forced under bench Oven
- Smeg 900mm canopy Rangehood
- Zoe Tronto chrome gooseneck Sink Mixer (4 Star WELS rating)
- Soft closing Doors and Drawers

## Ensuite And Bathroom

- Laminated benchtops to Bathroom and Ensuite. Comprehensive range of laminate colours from Laminex or Formica Builder's Signature Range
- Cupboard handles – select from our Design Range
- Full width slimline framed mirrors
- Zoe Kyra square inset Basin with chrome overflow, plug and waste
- Framed shower screens
- Excellent range of Wall and Floor Tiles up to \$44 per sqm retail from Builder's Signature Range
- Tiling to showers at 2000mm high
- Zoe Tronto chrome Basin Mixer (4 Star WELS rating)
- Zoe Amanda Shower Rail
- Zoe Lioni wall faced Toilet Suite with soft close seat (4 Star WELS rating)
- Zoe 1500 Series stainless steel Double Towel Rails (where shown) and Toilet Roll Holders
- Exhaust fans to Bathroom, Ensuite and WC
- Zoe Tronto 1530 or 1680mm bath (as shown on plan)

## Laundry

- Zoe Acero 45L inset Trough with 800mm laminated Cupboard
- Zoe Tronto chrome Gooseneck Sink Mixer (4 Star WELS rating)
- Zoe Lioni chrome Washing Machine Taps (4 Star WELS rating)
- Excellent range of Wall Tiles up to \$44 per sqm retail from Builder's Signature Range

## Internal

- Cove cornice throughout home
- Gainsborough internal lever Door Handles from Builder's Signature Range
- Privacy locks to Bathroom, Powder, Master Suite or Ensuite
- Shelf and hanging rail to Robes
- Linen Cupboard with 4 shelves (where shown on plan)
- Chrome floor wastes throughout
- Choice of internal plastering
  - GTEK Smart Wall Finishing System
  - Standard Internal Plastering with standard float and set with metal corner beads to all trafficable corners

## Garage

- Centurion remoted controlled sectional Garage Door from Builder's Signature Range
- Ceiling to Garage lined with Durasheet

## External

- Harmony Habitat concrete Roof Tiles
- Colorbond slotted federation Gutters, Fascia and Downpipes
- Acrylic texture coast render to front elevation (as shown on plan)
- Aluminium Window Frames from Builder's Signature Range with vent locks to all Windows and Sliding Doors
- Flyscreens to all aluminium opening Windows and Sliding Doors
- Ceiling to Porch and/or Verandah lined with Durasheet
- Ceiling to Alfresco lined with Durasheet
- Estate paint grade Entry Door from Builder's Signature Range
- Gainsborough Governor Entry Door furniture with double deadlock
- Brikmakers Original, Granite, Geo and Stonewash paving collections in Builder's Signature Range, available in three different sizes: Easipave, Vistapave and Flagstone
  - Paving allowance for Driveway
  - Path from Driveway to Front Entry, Alfresco, Porch and/or Verandah (as shown on plan)

## Siteworks And Services Inclusions

- Site Inspection
- Site Contour Survey
- Building Licences and standard Water Authority application fees (excluding headworks and planning fees)
- 10 metre Sewer Run
- 6 metre Water Run
- 6 metre Power Run (single phase)
- 20 metre allowances by Alinta Gas for gas run (measured from front boundary to meter box)

## Additional Inclusions

- 6 Star Energy Rating
- Lifetime Structural Guarantee (for original owner occupier)
- Lump sum Building Contract
- Cost of Plan included
- Double Clay Brick construction
- Engineer designed Slab and Footings
- Choice of external clay Bricks from Builder's Signature Range with cream rolled joints
- Insulation – minimum R4.1 batts to House and Garage
- Metal corner beading to all high trafficable corners
- RCD Safety Switch to all lighting circuits and power point circuits
- 6 month Maintenance Period
- Gas continuous flow Hot Water Unit
- Clipsal Iconic light switches (Vivid White)
- Future ready wiring
- Double GPOs (where shown on plan)
- Two hard wired smoke alarms
- Two external garden taps
- Triple-guard White Ant Treatment
- Blue pine roof timber treated for protection against European House Borer
- Electrical consultancy assistance and individual Electrical Prestart
- Ample light points (positioned as shown on plan)
- Builder's Indemnity Insurance
- Essential Living Technology package (1x TV point, 1x data point, 1x phone point, 1x digital antenna)
- Painting specification includes Ceiling, Doors and Door Frames, Woodwork, Eaves, Gables and Metre Box
- Colorbond Fascia, Gutters and Downpipes

### DISCLAIMER:

The advertised price is general information only, and may be subject to change without prior notice and based on land availability. Images are for illustrative purposes. Non-first home buyers may be subject to different circumstances. The total package price is reduced by the \$10,000 First Home Owner's Grant (eligibility criteria applies). The advertised package price may have been reduced by a developer rebate if applicable, provided this reduces the actual package price. The Home Builder is not the owner of the land. The land featured in this package is advertised by agreement between Impressions the Home Builder and the land developer and/or vendor. The land is not purchased from Impressions the Home Builder but from the land developer (and/or an authorised agent). Impressions the Home Builder is not a reseller of land but a new home builder. The land price component does not include transfer duty, settlement costs and any other fees or disbursements associated with the settlement of the land. Land and building will form separate contracts. Whilst this offer was relevant at the time of the insertion of this advertisement, Impressions the Home Builder is unable to guarantee its availability at the time of enquiry, however all attempts will be made to keep information current. Our prices include a provisional sum for siteworks, which is indicative of the suburb in which the home is being proposed. This will only be fixed after receiving proper contour surveys and engineering details. Landscaping is for illustrative purposes only and does not form part of the contract. The elevation and internal images shown are for illustrative purposes only. Where to Impressions the Home Builder's knowledge a set price has been determined for Bushfire Attack Level (BAL), coastal requirements, noise attenuation requirements and / or covenants and guidelines, this will be included in the total price. Where it is not to Impressions the Home Builder's knowledge as to whether it applies and/or the quantum, these components are not included and may add to the advertised price. Any images of the interior of the house shown are for illustration purposes only to provide an indication of the dimensions and layout of rooms. Finishing's and fittings shown in the picture are not necessarily included in the price advertised. BC 415. See impressions.net.au for terms and conditions.

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