

INCLUSIONS

WE PUT THE NCL IN INCLUSIONS



NCL
HOMES

EXTERNAL INCLUSIONS



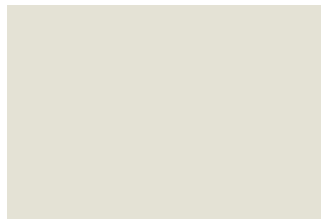
DUNE FACADE



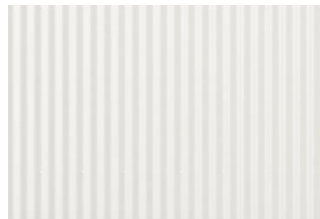
STYLES & COLOURS



PANELING: SURFMIST



RENDER: SURFMIST



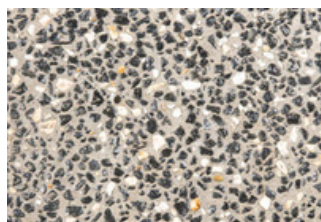
COLOURBOND ROOF:
DOVER WHITE



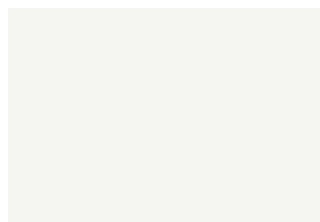
FASCIA & GUTTER:
DOVER WHITE



DRIVEWAY (NSW):
COLOURED CONCRETE



DRIVEWAY (QLD):
EXPOSED AGGREGATE



**DOORS, WINDOWS &
SECURITY SCREEN FRAMES:**
PEARL WHITE



GARAGE DOOR:
TIMBER LOOK



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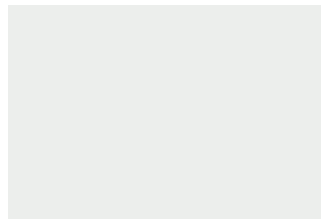
PAVILION FACADE



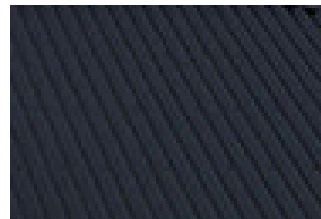
STYLES & COLOURS



PANELING:
MISS UNIVERSE



RENDER & FASCIA:
MISS UNIVERSE



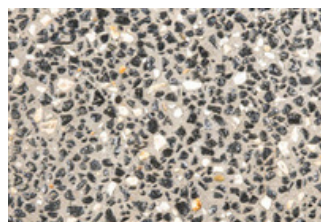
COLOURBOND ROOF:
NIGHT SKY



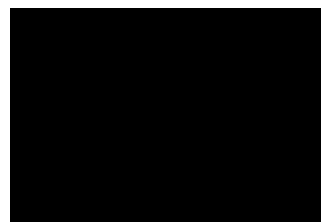
GUTTER: NIGHT SKY



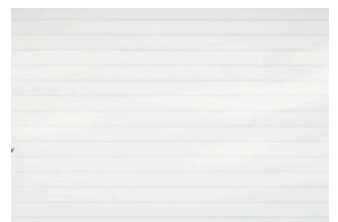
DRIVEWAY (NSW):
COLOURED CONCRETE



DRIVEWAY (QLD):
EXPOSED AGGREGATE



**DOORS, WINDOWS &
SECURITY SCREEN FRAMES:**
BLACK



GARAGE DOOR:
DOVER WHITE



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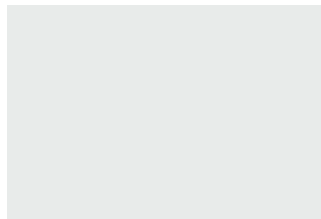
CLASSIC FACADE



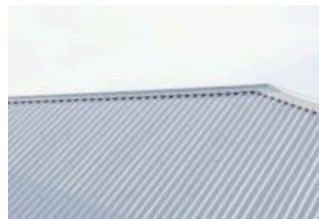
STYLES & COLOURS



PANELING: SHALE GREY



RENDER: EVERYDAY WHITE



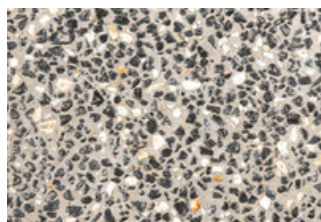
COLOURBOND ROOF:
SHALE GREY



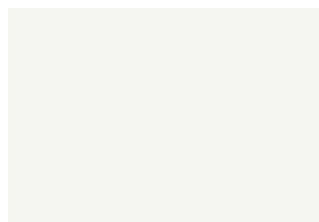
FASCIA & GUTTER:
SHALE GREY



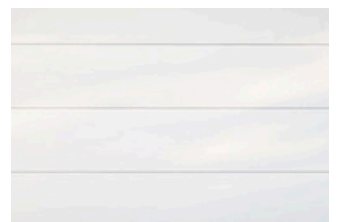
DRIVEWAY (NSW):
COLOURED CONCRETE



DRIVEWAY (QLD):
EXPOSED AGGREGATE



**DOORS, WINDOWS &
SECURITY SCREEN FRAMES:**
PEARL WHITE



GARAGE DOOR:
DOVER WHITE



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HAMPTONS FACADE



STYLES & COLOURS



PANELING: SHALE GREY



RENDER: SHALE GREY



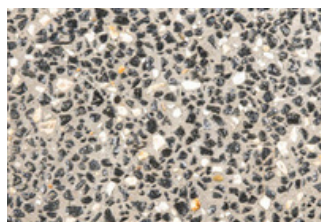
COLOURBOND ROOF:
DOVER WHITE



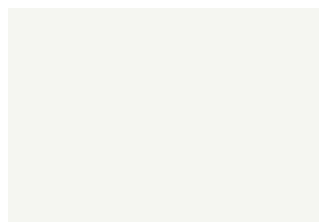
FASCIA & GUTTER:
DOVER WHITE



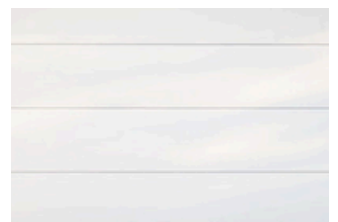
DRIVEWAY (NSW):
COLOURED CONCRETE



DRIVEWAY (QLD):
EXPOSED AGGREGATE



**DOORS, WINDOWS &
SECURITY SCREEN FRAMES:**
PEARL WHITE



GARAGE DOOR:
DOVER WHITE



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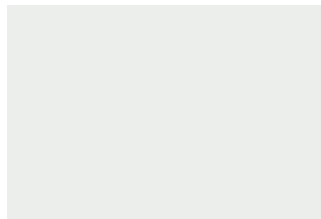
COASTAL FACADE



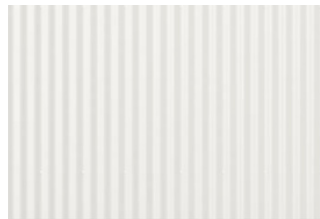
STYLES & COLOURS



PANELING:
MISS UNIVERSE



RENDER:
MISS UNIVERSE



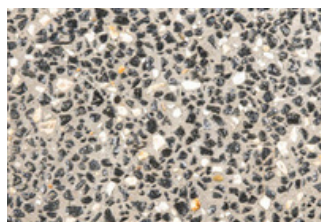
COLOURBOND ROOF:
DOVER WHITE



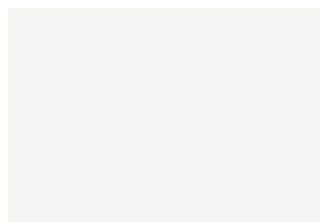
FASCIA & GUTTER:
DOVER WHITE



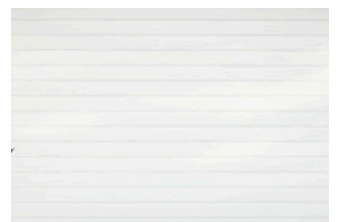
DRIVEWAY (NSW):
COLOURED CONCRETE



DRIVEWAY (QLD):
EXPOSED AGGREGATE



**DOORS, WINDOWS &
SECURITY SCREEN FRAMES:**
PEARL WHITE



GARAGE DOOR:
DOVER WHITE

INTERNAL INCLUSIONS



INTERNAL COLOUR SCHEME



STYLES & COLOURS



MAIN FLOOR TILE :
ORION LIGHT GREY MATT
300 X 600



CARPET: 93 LIONEL



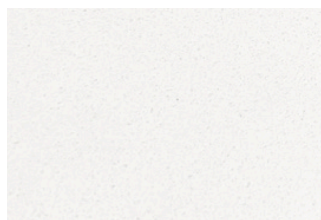
**KITCHEN & LAUNDRY
SPLASHBACK:**
MALLORCA WHITE



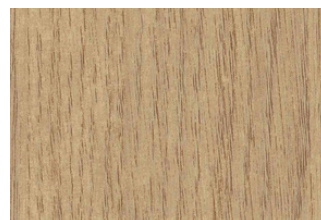
WALL PAINT:
TAUBMANS MISS UNIVERSE



**BATHROOM, LAUNDRY &
WC TILE:** ORION LIGHT
GREY MATT 300 x 600



**KITCHEN, ENSUITE &
BATHROOM BENCHTOP:**
CAESARSTONE SNOW



**KITCHEN & BATHROOM
CABINERY:** AUTUMN OAK



TAPWARE:
BRUSHED NICKEL



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KITCHEN, LAUNDRY & BATHROOM PRODUCTS



900MM (OR) 600MM*
MULTIFUNCTION OVEN



900MM (OR) 600MM*
UNDERMOUNT RANGEHOOD



900MM (OR) 600MM*
CERAMIC GLASS COOKTOP



BRUSHED NICKEL
SINK MIXER



600MM FREESTANDING
DISHWASHER



STAINLESS STEEL
KITCHEN SINK



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BRUSHED NICKEL
TOILET ROLL HOLDER



BRUSHED NICKEL
TWIN SHOWER



BRUSHED NICKEL
DOUBLE TOWEL RAIL



VITREOUS CHINA
BASIN



FREESTANDING
1500MM BATH TUB



WHITE
TOILET SUITE



BRUSHED NICKEL
BATH WALL SPOUT



BRUSHED NICKEL
WALL MIXER



BRUSHED NICKEL
BASIN MIXER



SQUARE TILE INSERT
SHOWER GRATE



DROP IN
LAUNDRY SINK^A



SATIN CHROME
DOOR HANDLE

INCLUSIONS

KITCHEN

- ✓ 20mm Stone Benchtops
- ✓ Custom Made Laminate Finish Floor Cabinetry Including 1 X Bank Of Drawers*
- ✓ Custom Made Laminate Finish Overhead Cabinetry*
- ✓ Ceramic Tiled Splashback
- ✓ Double Bowl Stainless Steel Kitchen Sink With Mixer Tap
- ✓ Frameless Ceramic Glass Cooktop - Touch Control / Black Finish
- ✓ Multifunction Wall Oven - Dark Stainless
- ✓ Ducted Undermount Rangehood - Stainless Steel
- ✓ Freestanding Dishwasher - Stainless Steel
- ✓ Instantaneous Gas Hot Water System (NSW)
- OR Heat Pump Hot Water System (QLD)

LAUNDRY

- ✓ 20mm Stone Benchtops
- ✓ Custom Made Laminate Finish Floor Cabinetry
- ✓ Drop In Stainless Steel Laundry Tub With Mixer Tap
- ✓ Washing Machine Tap Set

BATHROOM/ENSUITE

- ✓ 20mm Stone Benchtops To Vanity
- ✓ Custom Made Laminate Finish "Wall Hung" Cabinetry
- ✓ Vitreous China Vanity Basin With Mixer Tap
- ✓ 900mm Height Frameless Mirror To Length Of Vanity Unit*
- ✓ Ceramic Tiled Floor / Skirting / Shower Walls*
- ✓ Waterproofing To Australian Standard As Required
- ✓ 1500mm White Freestanding Acrylic Bath With Wall Mixer And Bath Spout*
- ✓ Toilet Suites Including Vitreous China Pan / Closed Coupled Cistern
- ✓ Fully Tiled Shower Enclosure including Wall Mixer / Twin Hand Shower and Tile Insert Shower Grate
- ✓ Double Towel Rail To Bathroom / Ensuite
- ✓ Toilet Roll Holder To Each Toilet Suite

INTERNAL

- ✓ 2590mm Ceiling Height
- ✓ Painted Finish Plasterboard Lining To All Internal Walls Including "Cove" Style Cornice
- ✓ Approved Water-Resistant Linings In Wet Areas In Accordance With Relevant Standards
- ✓ Painted Finish Flush Panel Internal Doors Including Internal Door Furniture And Door Stop
- ✓ Privacy Locks To Each Bathroom / Ensuite / WC
- ✓ Painted Finish Pine Internal Moldings
- ✓ Robes With Aluminium Framed Mirror Finish Sliding Doors / Single Melamine Shelf / Hanging Rail / 1 Set of 4 Shelves
- ✓ Linen Cupboard With Aluminium Framed Vinyl Finish Sliding Doors / 4 X Melamine Shelves / Broom Closet Area*
- ✓ Roller Blinds Throughout Excluding Wet Areas (Translucent Glazing)*
- ✓ Quality Carpet To All Bedrooms / Media Room*
- ✓ Floor Tiling To Main Living Area / Dining Room / Kitchen / Hallways / Entry*

AIR CONDITIONING / ELECTRICAL

- ✓ Split System, Reverse Cycle Air Conditioner To Master Bedroom / Main Living Room*
- ✓ Single Phase Underground Electrical Mains / Meterbox / ELCB**
- ✓ Energy Efficient LED Downlights Throughout*
- ✓ Ceiling Fan To All Bedrooms And Main Living Room*
- ✓ Double Power Points To Each Room Excluding WC*
- ✓ Additional Double Power Points To Kitchen And Master Bedroom*
- ✓ Exhaust Fan To Each Bathroom And Ensuite*
- ✓ Australian Standard Smoke Detectors*
- ✓ NBN (Conduit Provision Only) With Central Data Point
- ✓ TV Antenna Including Wiring Connection To All Internal TV Points

INCLUSIONS

GENERAL

- ✓ Full Structural Warranty
- ✓ Full Site Soil Investigation / Contour Survey
- ✓ Level Building Pad Excavation (Equal Cut / Fill).
Earthworks Batters And Extent Of Retaining Walls At
Builders Discretion
- ✓ Fully Engineer Designed / Inspected Structural Concrete
Slab (Maximum Soil Classification Rating Of H1)
- ✓ Structurally Certified Timber Wall Frames / Roof Trusses
(Maximum N3 Wind Rating)
- ✓ Fully Energy Efficiency Compliant Including Suitable
Insulation*
- ✓ Australian Standard Termite Protection To Slab
Perimeter / Slab Penetrations.
- ✓ Construction Insurance / Public Liability Insurance /
QBCC (QLD) OR Home Warranty Insurance (NSW)
- ✓ Standard Local Government Authority Building Approval
/ Construction Certificate
- ✓ Standard Dwelling Private Certification Fees
- ✓ Termite Treatment To Timber Frames
- ✓ Standard Domestic Water Supply / Sewer Connection /
Stormwater Drainage**
- ✓ Gas Supply Service As Per Estate Standard (Natural /
LPG)**
- ✓ Full Site Clean / Internal Builders Dwelling Clean

EXTERNAL WORKS / LANDSCAPING

- ✓ Garden Bed Including Selected Plants / Timber Edging*
- ✓ Quality Turf - Rolled / Watered At Time Of Installation
- ✓ Estate Approved Fencing To Property Boundary / Side
Returns / Single Pedestrian Gate*
- ✓ Estate Compliant Concrete Driveway / Paths (Exposed
Aggregate In QLD / Coloured Concrete In NSW)
- ✓ Textured Finish Letter Box / Street Numbers
- ✓ Colourbond Finish Fold Down Clothesline (Wall / Fence
Mounted*)
- ✓ Tiled Alfresco entertaining area

EXTERNAL FINISHES

- ✓ Rendered And Texture Painted External Wall Finish
- ✓ Brick Veneer External Walls Including Painted Finish
Fibre Cement Cladding Elements*
- OR Concrete Masonry External Walls Including Painted
Finish Fibre Cement Cladding Elements*(North Qld)
- ✓ Painted Finish Fibre Cement Eave / Soffit Linings
- ✓ Colourbond Finish Sheet Metal Roof / Fascia / Guttering
- ✓ Aluminum Framed Powder Coated Windows / Hinged
Entry Door / Sliding Doors Including Locks (Glazing As
Per Energy Efficiency Requirements)
- ✓ Flyscreens To All Openable Aluminum Windows / Sliding
Doors.
- ✓ Sectional Overhead Garage Door With Two Handsets /
One Wall Remote
- ✓ Two External Hose Taps
- ✓ Ceramic Tiling To Rear Alfresco





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