

# Terrace

from Westminster Homes

## Inclusions List

Westminster Homes offer the following inclusions in your new 'Classic Series' home:

### General Building and Technical Services

- Free site inspection and written quotation
- Preparation of plans for council lodgement
- Preparation of contracts and specifications
- Engineers design of slab and certification
- Council and Water Board application fees
- Identification and peg out of block/home, eaves ID report by registered surveyor
- Contractors All Risk, Public Liability and Workers Compensation Insurance
- Home Owners Warranty Insurance
- Two hour appointment with our qualified Colour Consultant to discuss your colour scheme
- Site is cleared of builder's material on completion

### Structural

- Design and certification of structural 'M' class concrete slab on ground construction
- Kiln dried softwood framing to Australian standards
- 2400mm ceiling heights throughout
- 90mm cove cornice throughout
- Quality structural particleboard to upper floor if applicable
- Quality painted stairwell featuring straight stringer and turned balustrade (if applicable)
- Waterproofing to bathroom/s and laundry
- Threshold tiles as selected
- 50x19mm pencil round skirting and architraves for paint finish

### Exterior selections

- A wide selection of Austral face bricks; Old Colonial/Classics, Heritage, Vogue, South Pacific, Whitsunday and Riverview ranges of bricks
- Roof tile selection from the Boral Insignia concrete range (Slimline, Macquarie or Windsor)
- A selection of mortar colours in raked or flush joint; natural, off white, or cream joint
- Choice of colours in aluminium powdercoated windows, complete with black keyed alike window locks
- A selection of Colorbond™ colours for gutters/fascias
- Two single maintenance-free rolladoors for garage in a wide selection of Colorbond™ colours

### Doors

- Feature panel front entry door/s – PPC4 or equivalent
- Flush exterior grade laundry/rear door/s painted to selected colour
- Smooth flush internal doors ready for paint in selected high gloss colour

### Paint selection

- Washable vinyl (two coats) to all walls selected from a wide range of Taubmans paints
- Gloss enamel paint to woodwork selected from a wide range of Taubmans paints
- Ultra cover flat Taubmans paint to ceilings

### Hardware

- Gainsborough Terrace door handles to internal and external doors
- Privacy door handles to bathroom/s and toilet/s
- Door stops fitted to protect walls

### Built in cupboards

- Mirror door to bed one with shelf and hanging rail or walk-in robe
- Redicote painted hung door robes with shelf and hanging rail to bedrooms as specified on brochure
- Linen press with four shelves

### Kitchen

- A wide selection of laminates for kitchen bench tops with freeform edges
- Extensive cupboard space with lined cupboards and a large selection of laminate doors
- 600mm space, cold water point and power point for future dishwasher connection
- Electric Westinghouse fan-forced PXL688W wall oven or POL662W under bench oven
- Westinghouse electric PHL255W Cerashield cooktop
- 600mm recirculating rangehood
- A selection from the latest designs in wall tiling
- Stainless steel 1.5 bowl sink

### Bathrooms

- 1500/1700 white acrylic bath or corner bath where applicable
- White Fowler Tasman dual flush toilet suite/s
- White laminated vanity to bathroom/ensuite
- Glass shower screens (frame and colour to be selected)
- Caroma Insignia accessories
- A selection from the latest designs in wall and floor tiling from our extensive range
- Exhaust fan in bathroom (and ensuite if applicable)

### Laundry

- Storage cupboard with 45 litre white tub
- Tiled splashback above laundry tub
- Washing machine taps
- A selection from the latest designs in wall and floor tiling from our extensive range

### Security and safety features

- Earth leakage circuit breakers in meter box
- Separate circuit for refrigerator
- Smoke detector/s as required and installed to Australian standards
- Laminated safety glass fitted to all shower screens in a range of colours
- Safety switches for power points/light points

### Taps and plumbing

- AAA rated tapware
- Caroma Trident metal tapware throughout home
- Front and rear garden taps
- Electric 250 litre off peak hot water system

### Gas package (optional extra)

- Westinghouse GHL11W cooktop
- DUX 135 litre hot water system
- Gas heating point

### Guarantees

- Seven years structural guarantee plus three month 'no fuss' maintenance warranty.

There are many optional features and upgrades to choose from. Ask our sales consultants to help tailor a solution that best suits your needs.



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Note: This inclusions list may be superseded by variations specified in the tender. Westminster Homes reserve the right to substitute the above inclusions with equivalent products or materials equivalent to those specified. WES038

Master built family homes since 1965

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*If you love entertaining, you'll feel right at home*



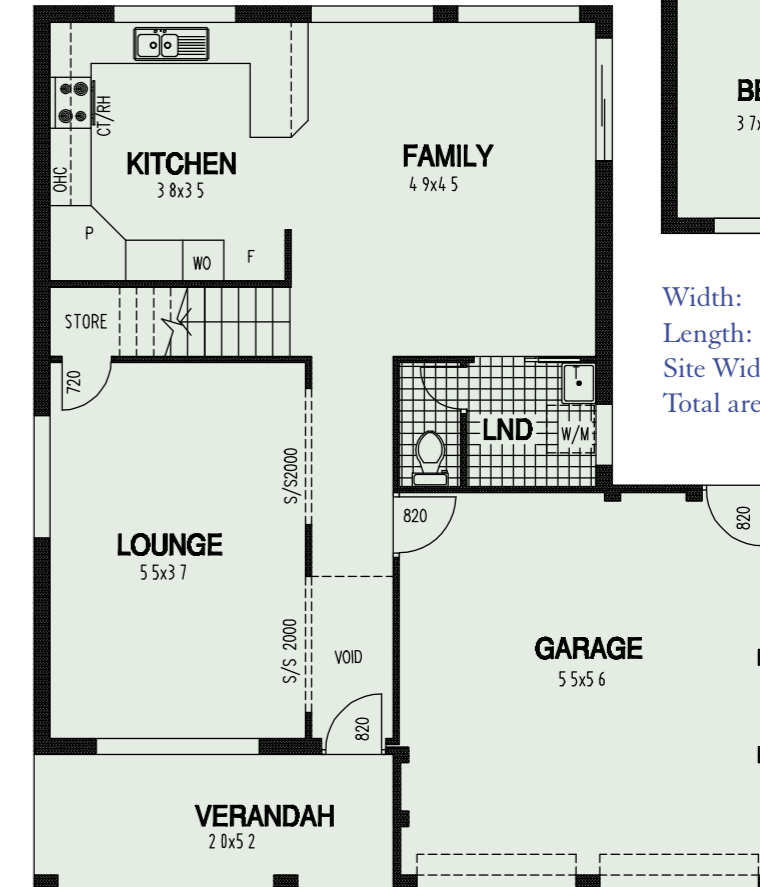
Spacious and practical, the Terrace is the perfect solution for everyday living. Entertaining friends or looking forward to a quiet night at home, you'll be glad you've chosen the Terrace from Westminster Homes - with 23 squares of open plan living you'll be proud to call it home.

The centrally located gourmet kitchen is a classic example of Westminster Homes' thoughtful design. The spacious dining/family area extends from the kitchen and flows directly to the private outdoor entertaining area at the rear of the home.

Naturally, a double garage, laundry and guest's powder room are included. Upstairs, there are 4 roomy bedrooms including a main with ensuite and walk-in wardrobe.

If you work from home or enjoy a little peace and quiet, there's also an optional design variation which incorporates a downstairs study.

In fact, when it comes to variations, you've chosen the right builder. Westminster Homes is happy to adapt standard plans and create exactly the home you want for your family.



Width: 11m  
Length: 13m  
Site Width: 13.1m  
Total area: 219m<sup>2</sup>  
23.6 squares

