

Refined Living

STANDARD INCLUSIONS







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Our Refined Living philosophy is all about taking the overwhelming and making it easy... and we've done just this with our wonderful new range of Standard Inclusions.

Our design team carefully selected a range of tried and tested products from some of our most trusted brands. They then compiled a collection that would complement your new home design in the best possible way, ensuring it not only functions smoothly but is beautifully finished too.

Everything you see in this collection is available and included as standard. All you need to do is browse and select what you like best.



Overhead Cupboards

Plasterboard Bulkhead

Tile Splashback

Pina Mixer

Various Handles

Laminate Cabinetry

Melamine Pantry Shelving

Cutlery Drawer with Tray Insert

Engineered Stone Benchtops

Dishwasher and Microwave Space

Pot Drawer

KITCHEN INCLUSIONS

STYLISH . INNOVATIVE . CONTEMPORARY

Stylish finishes and contemporary fixtures make the heart of the home truly yours. With a stunning combination of beautiful Silestone benchtops and Phoenix designer tapware, finished with the perfect cabinetry colour to suit, your new kitchen is sure to make a statement.

CABINETRY

- Engineered 20mm stone benchtop (Silestone)
- Laminate finish cabinetry to cupboards, drawers and pantry
- Dishwasher and microwave space
- Cutlery drawer with tray insert
- Overhead cupboards and plasterboard bulkhead

SPLASHBACK

- Ceramic tile splashback

SINK & TAPWARE

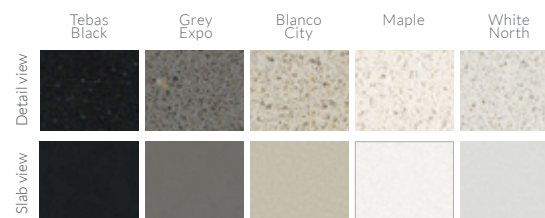
- Kitchen sink inset 1 $\frac{3}{4}$ bowl stainless steel finish with single drainer
- Goosneck sink mixer in bright chrome finish

APPLIANCES*1

- Canopy rangehood (Westinghouse) in stainless steel finish. 900mm wide. Externally ducted (WRF900CS)
- Freestanding cooker (Westinghouse) in stainless steel finish. 900mm wide. Features 5 burner zones and 9 functions (WFE911SB)



STONE BENCHTOP



*2 Styles and colour names may vary based on source of supply



KITCHEN SINK MIXERS



KITCHEN SINK



CANOPY RANGEHOOD



FREESTANDING COOKER



Inclusions are based on, and apply to, standard Refined Living plans only. All colours, finishes and fixtures are part of builder's standard range unless otherwise specified areas as nominated on standard working drawings. All items are subject to supply or model availability and may be substituted by an equivalent or better item without notice. Pictures shown are computer generated (renders) and indicative room layouts are provided strictly for illustrative purposes and do not reflect any standard layout. *1 Microwave, dishwasher, fridge, blinds, and all furnishing items are not included as standard and are shown for illustrative purposes only. *2 Silestone styles and colour names may vary based on source of supply. All stone benchtops are engineered and made from 90% natural quartz. Ausbuild reserves the right to change design, materials, specification and suppliers without notice.



Design Specific items quantity, availability or positional placement is as detailed on standard plan.



Lexi Rail Shower

Clear Glass
Semi Frameless
Shower Screen

Teva Shower Mixer

Chrome Pull Handle

Frameless Mirror
with Polished Edge

Teva Basin Mixer

Various Handles

Laminated Vanity
with Polymarble Top

Close Coupled
Toilet Suite

Double Towel Rail

Teva Bath Spout

Teva
Bath Mixer

Tiled Bath Hob
and Splashback

Decina Bambino
Designer Inset Acrylic Bath

BATHROOM INCLUSIONS

UNDERSTATED . RELAXED . LUXURIOUS

Create a haven of pure bliss with these modern and contemporary elements that provide you with understated relaxation and luxury.

SHOWERS & BATH

- Semi-frameless glass shower screen with overlap pivot door, aluminium frame water-stop hob
- Pull handle on shower screen in chrome finish
- Designer inset acrylic bath (Decina Bambino)
- Floor wastes PVC with stainless steel cover

CERAMIC TILING

- Tiled shower up to 2000mm high
- Tiled bath hob including splashback
- Ceramic tiles to standard wet area floors including skirting tiles
- Tiled kicker to vanity

VANITIES

- Laminate finish vanities with white polymarble top
- Choice of handles

BATHROOM ACCESSORIES

- Double towel rail (Phoenix) 600mm in chrome finish
- Toilet roll holder (Phoenix) in chrome finish
- Hand towel holder (Phoenix) in chrome finish to powder room

TOILET

- Toilet suite made from vitreous china with close coupled design. Includes dual flush and soft close seat

TAPWARE

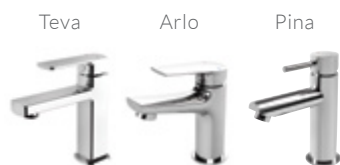
- Basin mixer (Phoenix) in chrome finish
- Rail shower (Phoenix) in chrome finish
- Bath & shower mixer (Phoenix) wall mounted in chrome finish
- Bath spout (Phoenix) wall mounted in chrome finish
- Minimum 3 Star WELS rated water efficient showerheads and tapware

MIRRORS

- Frameless polished edge mirror to length of vanity



BASIN MIXERS



RAIL SHOWERS



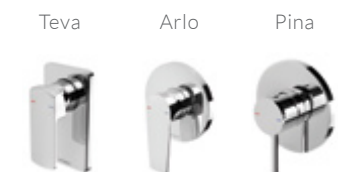
BATH WALL SPOUTS



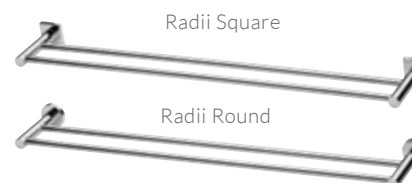
TOILET ROLL HOLDERS



BATH & SHOWER WALL MIXERS



DOUBLE TOWEL RAILS



HAND TOWEL HOLDERS



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DS Design Specific items quantity, availability or positional placement is as detailed on standard plan.



Vivid Rail Shower

Clear Glass Semi Frameless Shower Screen

Frameless Mirror with Polished Edge

Pina Shower Mixer

Chrome Pull Handle

Close Coupled Toilet Suite

Laminated Vanity with Polymarble Top

Double Basin Vanity OS

Pina Basin Mixer

Double Towel Rail

Pina Bath Mixer

Pina Bath Spout OS

Decina Prezzo Designer Freestanding Acrylic Bath OS

ENSUITE INCLUSIONS

LUXURIOUS . INTIMATE . PEACEFUL

Add ambiance and style to your master bedroom with a luxurious ensuite, bringing a new level of intimacy to your private oasis.

SHOWERS & BATH

- Clear laminated glass shower screens with overlap door, aluminium frame water-stop hob
- Chrome pull handle on shower screen
- Designer freestanding acrylic bath (Decina Prezzo) ®
- Floor wastes PVC with stainless steel cover

CERAMIC TILING

- Tiled shower up to 2000mm high
- Fully tiled bath hob including splashback
- Ceramic tiles to standard wet area floors including skirting tiles
- Tiled kicker to vanity

VANITIES

- Laminate finish vanities with white polymarble top
- Choice of handles

ENSUITE ACCESSORIES

- Double towel rail (Phoenix) 600mm in chrome finish
- Toilet roll holder (Phoenix) in chrome finish

TOILET

- Toilet suite made from vitreous china with close coupled design. Includes dual flush and soft close seat

TAPWARE

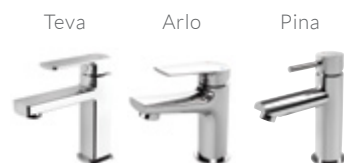
- Basin mixer (Phoenix) in chrome finish
- Rail shower (Phoenix) in chrome finish
- Bath & shower mixer (Phoenix) wall mounted in chrome finish
- Bath spout (Phoenix) wall mounted in chrome finish to ground floor and floor mounted to upper floor
- Minimum 3 Star WELS rated water efficient showerheads and tapware

MIRRORS

- Frameless polished edge mirror to length of vanity



BASIN MIXERS



BATH FLOOR SPOUT

Vivid



RAIL SHOWERS

Vivid Lexi



BATH WALL SPOUTS

Teva



Arlo



Pina



TOILET ROLL HOLDERS

Radii Square

Radii Round



BATH & SHOWER WALL MIXERS

Teva

Arlo

Pina



DOUBLE TOWEL RAILS

Radii Square

Radii Round



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White Ceiling Fan

90mm Cove Cornice

LED Downlights

Aluminium Sliding Doors
with Key Locks

Aluminium Windows
with Key-Locks

2440mm
Ceiling Height

Three Coat
Paint System

TV Outlet & Four-plug
Powerpoint

Skirting
Various Profiles

INTERNAL INCLUSIONS

STYLISH . INNOVATIVE . CONTEMPORARY

Experience the best in open plan living. It's the little finishing touches that make your house a home.

LININGS, CORNICE & TRIMS

- Ceiling height 2440mm nominal
- Cove cornice 90mm
- Plasterboard 10mm to walls and 10mm 'superceil' plasterboard to ceiling
- Villaboard 6mm to bathrooms and ensuite
- Skirting trim in various profiles
- Architrave trim in various profiles

PAINT

- Three coat internal paint system (Taubmans). One colour to walls, doors, trims and one colour to ceiling

LAUNDRY

- Ceramic tiling to floor including skirting tile ^{DS}
- Freestanding 45L steel laundry tub and cabinet
- Tile splashback over tub and behind washer
- Washing machine tap set

LIGHTING & ELECTRICAL

- LED downlights throughout
- Earth leakage switch and circuit breaker
- Single and double-plug powerpoints throughout and four-plug powerpoint ^{DS}
- Phone and TV outlet ^{DS}
- Internet ready provision + data outlets ^{DS}
- Hard wired smoke detector with battery ^{DS}

ROBES & DOORS

- Vinyl slider or flush panel hinged robe doors ^{DS}
- Internal flush panel doors, including door stops
- Lever handles to all rooms in various profiles and finishes
- Privacy locks to bathroom, toilet, powder room, ensuite and master bedroom

SHELVING

- Robe shelves - painted includes hanging rail
- Pantry shelves - white melamine
- Linen and broom shelves - painted

WINDOWS

- Powder coated aluminium framed windows with key locks

STAIRS

- Carpet grade treads and risers with painted stringers
- Clear coated hardwood handrail on half height plasterboard balustrade

LANE[®]
SECURITY • STYLE • FUNCTION

HANDLE PROFILES



TRIM PROFILES



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^{DS} Design Specific items quantity, availability or positional placement is as detailed on standard plan.



Colorbond Sheetting or
Low-profile Concrete
Tiled Roof

Two Coat External
Paint system

Powder Coated
Window Frames

Mixed Cladding Materials


Modern Entry
Door and
Sidelight ©

Colorbond Sectional
Overhead Garage Door

Low-profile Concrete
Roof Tiles

Landscaping for illustrative purposes only



Powder Coated
Aluminium
Balustrade 



EXTERNAL INCLUSIONS

STYLISH . INNOVATIVE . CONTEMPORARY

Bring the WOW factor and make a statement. Let your façade do the talking with our on-trend designs.

FACADE MATERIALS

- Various brick, render and cladding materials available to suit facade


PAINT

- Two coat external paint system to external trim and doors (Taubmans)

ROOF

- Colorbond roof sheeting or low profile concrete roof tiles, including sarking
- Colorbond fascia and gutter
- Painted PVC downpipes

BALCONY

- Open composite timber decking
- Powder coated aluminium balustrade 


SLAB

- Waffle raft slab system on 'Type S' soil condition, excluding piling
- Termite protection to perimeter and penetrations to Australian standards
- Earthworks 'cut and fill' up to 1200mm

GENERAL FEES

- Council fees*⁴ and QBCC fees
- Engineers soil test and contour survey


DOORS & HANDLES

- Entrance door (Corinthian 'Urban') hinged door and sidelight when specified on facade
- Entrance lever-set (Lane 'Avalon') key-in
- External doors (Corinthian) flush panel or aluminium sliding glass doors 
- Weatherstrip seal to all external hinged doors

GARAGE

- Colorbond sectional overhead door with weatherstrip seal
- Automatic garage door opener and remotes

ENERGY EFFICIENCY

- Insulation batts R2.5 to roof cavity
- Sisalation to external stud walls and roof
- Insulation batts R1.5 to cladded walls 
- Instantaneous gas hot water system

SERVICE CONNECTIONS

- Water, stormwater and sewer connections*³
- Single phase underground power and telecommunications provision*³
- Two external garden hose taps



ENTRY DOORS



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SELECTIONS & CONSULTATION

We all need some advice from the experts every now and then, so we partnered with some very experienced specialists who will guide and support you while you are making some of the more challenging and personal selections. Afterall... we want your home to look as great as you do.

EXPRESSIONS DESIGN STUDIO

Personalising your home is easy when you have a qualified interior designer by your side.

- Weekend studio tours available
- Private use of studio during your session
- Experience room fit-outs at their true size.
- The latest appliances and fittings on display
- Take-home samples and colour swatches

Expressions
DESIGN STUDIO

NATIONAL TILES SHOWROOM

Step into your home on the right foot with a selection of tile options from a market leading supplier.

- Local showroom locations
- Vast range of tiles to choose from
- On-the-spot pricing
- Experienced interior designers
- Smart recommendations on what products will best suit your style



national tiles

YOUR HOME CONSULTING

Power up your home with the help of a consultant that specialises in everything electrical.

- Real-time electrical layouts
- On-the-spot pricing
- Latest in innovative products on display
- Specialising in data and technology products
- Expert advice


yourhome
CONSULTING



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