

Spencer 20 with Beta



## Gardenia Estate

LOT 35 Copper Beech Road, Beaconsfield



Land Price:	\$ 285,950	Living Areas:	2
Build Price:	\$ 323,200	Study:	No
Package Structure:	2 part contract	Alfresco:	Yes
Exp. Title Date:	01/07/2020	Ground Living:	57.41 m <sup>2</sup>
Lot Width:	10.75 m	First Floor Living:	65.37 m <sup>2</sup>
Lot Depth:	28 m	Outdoor Living:	16 m <sup>2</sup>
Lot Size:	301 m <sup>2</sup>	Garage Area:	37.26 m <sup>2</sup>
		Porch Area:	4.21 m <sup>2</sup>
		House Size:	180.25 m <sup>2</sup>

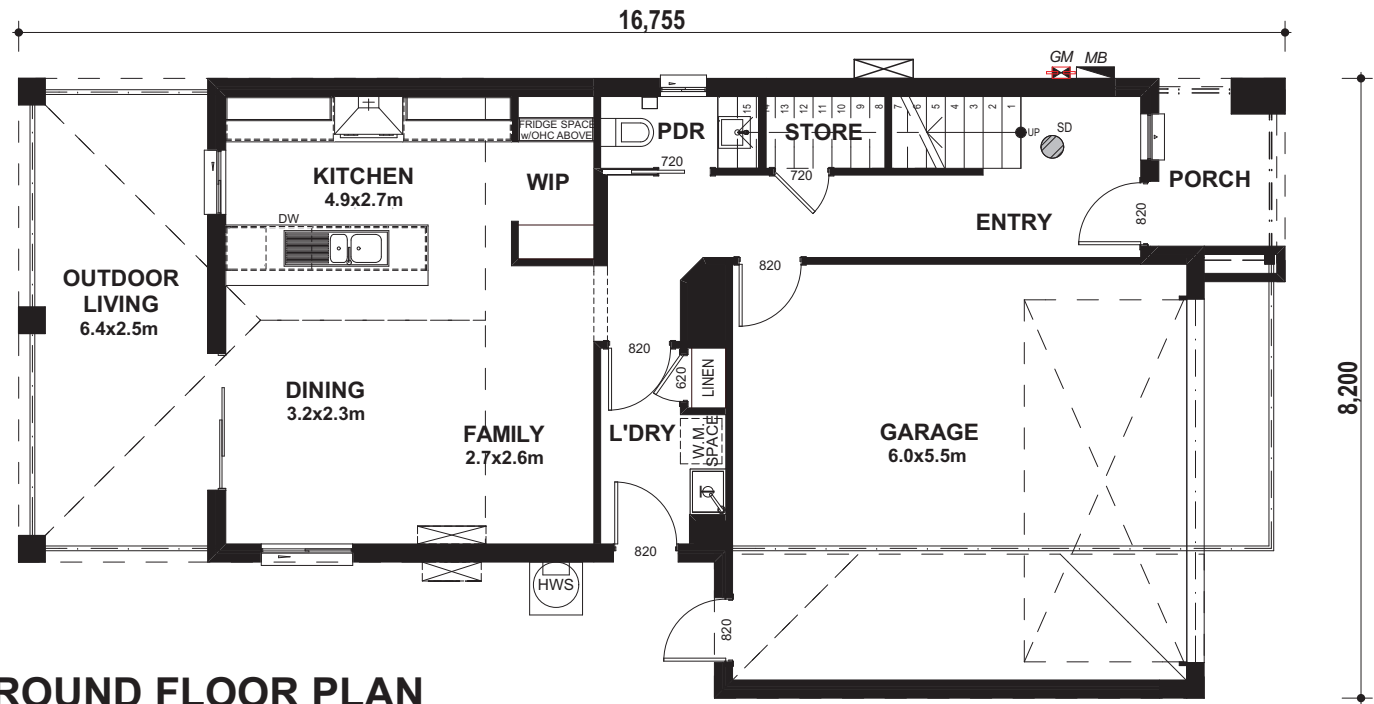


## INCLUSIONS

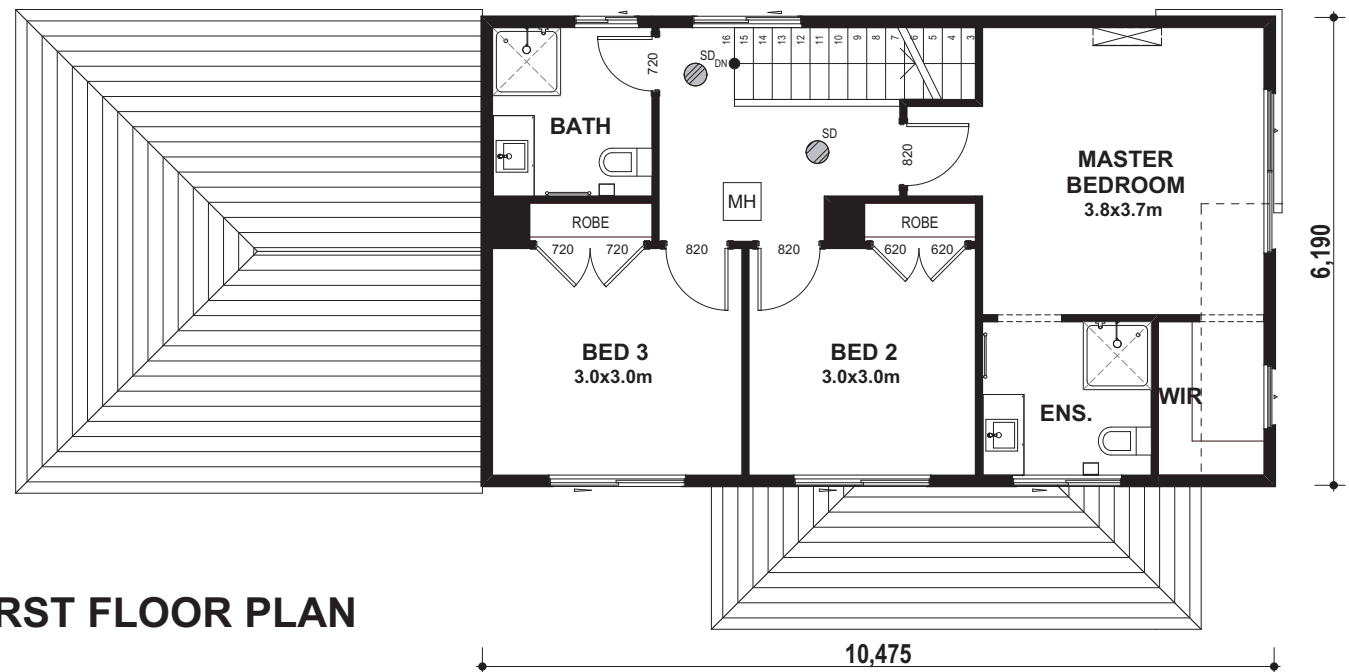
Refer attached for full inclusions list

# SPENCER 20 - BETA

ROOM SCHEDULE		
LEVELS	DWELLING AREAS	AREAS m <sup>2</sup>
GFL	GROUND FLOOR	57.41
GFL	GARAGE	37.26
GFL	OUTDOOR LIVING	16.00
GFL	PORCH	4.21
		114.88 m <sup>2</sup>
FFL	FIRST FLOOR	65.37
		65.37 m <sup>2</sup>
		180.25 m <sup>2</sup>



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

## HOUSE INCLUSIONS

### SITE COSTS

Fixed price site costs including rock excavation

### EXTERNAL ITEMS

Concrete Roof Tiles as per colour document

Colorbond Fascia, Gutter and Downpipes

Bricks as per colour document

Natural colour Mortar with Rolled joints

Brickwork above Windows to front Facade only

Painted Infills above Garage Door and all Windows and Doors to sides and rear

Plaster Ceiling to Porch and Outdoor Living (if applicable)

Two part Termite Treatment

Colour Through Concrete Driveway and Path to Porch

Letterbox (with numbers)

### INTERNAL ITEMS

Engineered waffle Slab

Pine Wall Frames and Roof Trusses

2440mm Ceiling height to Single Storey

2590mm Ceiling height to Ground Floor and 2440mm to First Floor of a Double Storey

Plasterboard Walls, Ceilings and Cornice

67mm Single Bevel Architrave and Skirting

75mm Scotia Cornice

1 No. Melamine shelf with 1 No. Hanging Rail to Bedroom Robes

### GARAGE

Colorbond Sectional Panelift Garage door with Motor and 2No. Remote Controls

Weatherproof door to Rear of Garage (plan specific)

Flush Panel Garage/House Access Door (plan specific)

### WINDOWS

Obscure Glazing to Ensuite, Bathroom and WC

Aluminium Sliding Windows (unless otherwise nominated)

Window Locks to all openable Windows (keyed alike)

Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

### DOORS - EXTERNAL

Feature 2040mm high x 820mm wide Front Entry Door with Clear Glazing

Double Cylinder Deadbolt to Front Entry

Entrance set to all external Hinged Doors and Garage/House Access Door (plan specific)

### DOORS - INTERNAL

2040mm high Flush Panel Doors throughout

Lever Door Handles

### FLYSCREEN / SECURITY DOORS

Flyscreens to all openable Windows

Barrier Doors to all Sliding Doors

### HEATING / COOLING

Gas Ducted Heating

1 No. Split System Air Conditioner to main Living area on a Single Storey

1 No. Split System Air Conditioner to main Living area and 1 No. to Master Bedroom on a Double Storey (2No. Total)



---

**FLOOR COVERINGS**

Tiles to Wet Areas, Entry and Living areas connected to the Kitchen  
(as per standard house plan)

Carpet to remainder of House (as per standard house plan)

---

**ELECTRICAL**

Double Power Points throughout

LED's Downlights to Porch, Entry, Living areas and Bedrooms

Batten holder light fixtures with shade to remainder of home

Single weatherproof LED Flood Light with Sensor outside Laundry

Hardwired Smoke Detectors with battery backup

2No. TV points

1 No. TV antenna (estate specific)

2No. Phone Points

---

**KITCHEN**

900mm Stainless Steel Upright Cooker and Canopy Rangehood

Stainless Steel Dishwasher

20mm Stone Benchtops with 20mm Square Edge

Laminate Base Cabinets

Laminate Overhead Cabinets with Bulkhead above

Stainless Steel Double Bowl Sink

Mixer Tap

Tiled Splashback

4No. Melamine Shelves to Pantry

---

**LAUNDRY**

Laundry Trough and Cabinet

Mixer Tap

---

**ENSUITE**

Vanity Basin

20mm Stone Benchtops with 20mm Square Edge

Laminate Base Cabinets

Semi-Frameless Shower Screen

Tiled Shower base

Polished edge Mirror to full width of Vanity

Mixer Tap

Single Towel Rail

Toilet Suite

Toilet Roll Holder

---

**BATHROOM**

Vanity Basin

Acrylic bath

20mm Stone Benchtops with 20mm Square Edge

Laminate Base Cabinets

Semi-Frameless Shower Screen

Tiled Shower base

Polished edge Mirror to full width of Vanity

Mixer Tap

Single Towel Rail

---

**WC / POWDER ROOM**

Toilet Suite

Toilet Roll Holder

---

**PAINTING**

3No. Coat Paint system throughout

Gloss Enamel Paint to Architrave and Skirting

---

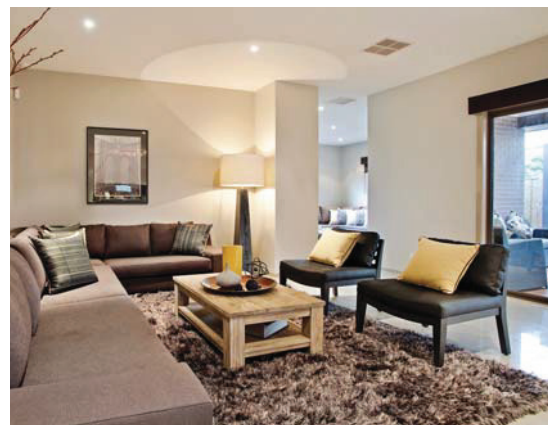
**ENERGY EFFICIENCY**

6 Star Energy Rating

Solar Hot Water Service with Gas Booster

Insulation to Walls and Ceilings

Self-sealing Exhaust Fans positioned above all Showers



---

**LANDSCAPING**

Combination of Turf, Plants, Mulch and Toppings to front and rear yards

Compacted Paths around perimeter of House

Timber Fencing, including wing Fence and Gate, to all boundaries

Nature Strips levelled and seeded

Clothesline

---

**GENERAL**

Fixed Price Contract

All Permits as required by Building Regulations

Survey and Drafting Plans

Engineer designed Slab/Foundations

All service connections (excluding consumer account opening and fibre optic connection if applicable)

Independent Quality Inspections

Full House Clean on completion

3 month Maintenance period

Home Owners Warranty

10 year Structural warranty