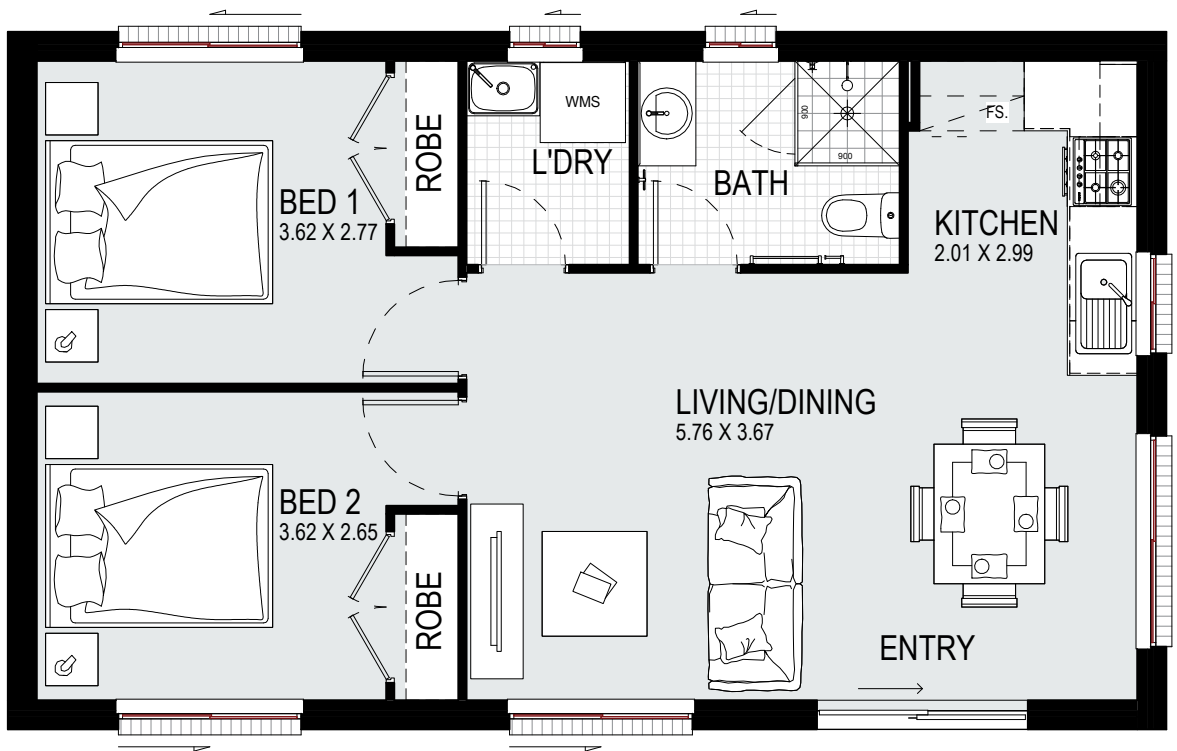


GRANNY FLATS

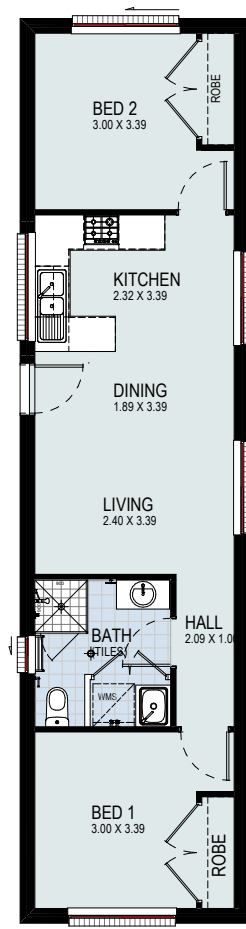




AMBER



ground:	59.60m ²	width:	5.99m
total:	59.60m ²	depth:	9.95m

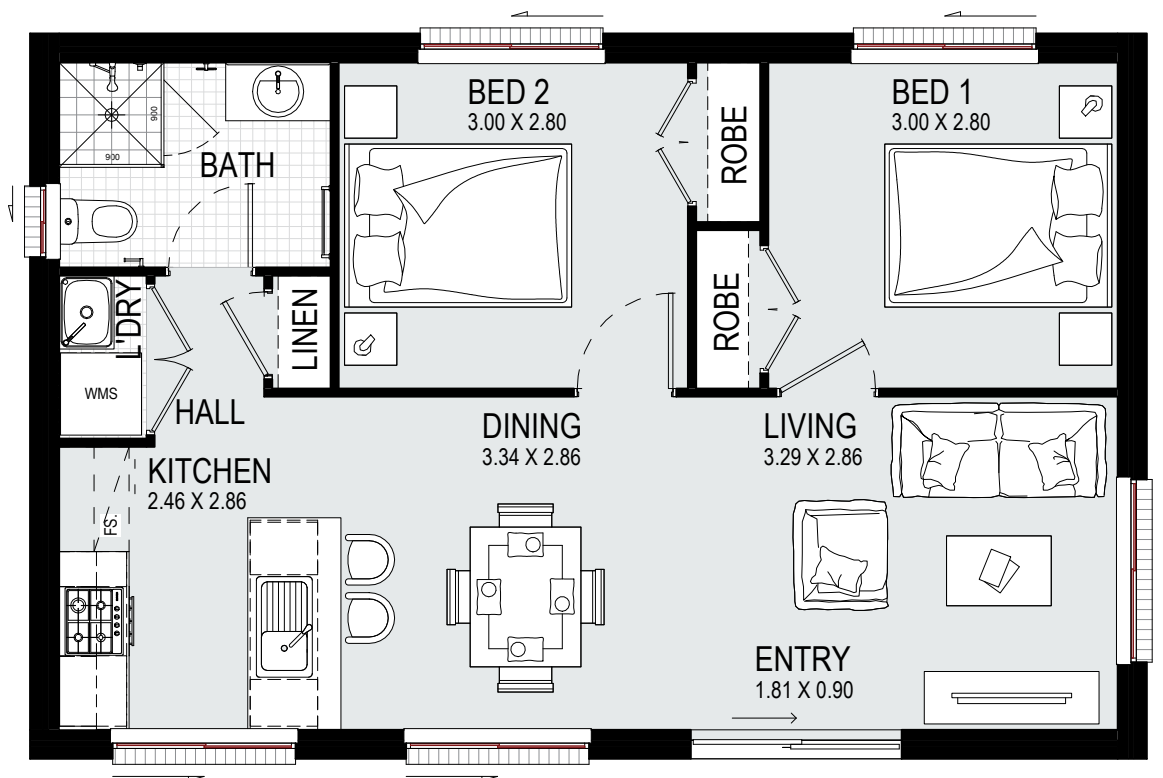


ASHBY



ground:	59.83m ²	width:	3.89m
total:	59.83m ²	depth:	15.38m

DISCLAIMER: Floorplans, facades and photography are for illustrative purposes and should be used as a guide only. Plans may include upgrade items above the standard specification. Details are correct at the time of printing and are subject to change without notice. Issued 17.01.2024. Lic No. 205 457C.



CARLTON		 2  1	
ground:	59.75m ²	width:	6.23m
total:	59.75m ²	depth:	9.59m



GRANNY FLAT INCLUSIONS

PRE CONSTRUCTION

- To be constructed with Main dwelling and within 8 meters. (Strata Title Only)
- Complete preliminary & Council DA drawings.
- Basix Certification to State Government requirements and assessment fees (Only).
- HIA Contract presentation & colours consultation for exterior & interior.
- Developer Approvals (where required).
- Council DA lodgements & Construction Certificate preparation including application fees.
- Standard Sydney Water Board fees.
- Structural Engineer fees & Certificates for concrete slab & steel beams.
- All service connections within 8m from the main dwelling. including storm water, water. Gas connections only up to 25mm service.
- Electrical Connection via a sub board from main meter board within 8 metres from main dwelling.
- Standard excavation for building platform with a standard balanced 500mm cut and fill unless otherwise shown in spoil removal.
- Standard M Class Slab including alfresco and front porch (design specific & subject to bore hole report).
- Concrete piling to an allowance of 20 lineal meters in total.
- Concrete pump for slab/piers.
- External scaffolding and roof rail protection systems
- Durability classification exterior SL3/R2.
- Wind classification N2 medium.

BASIX FEATURES

INSULATION

- R2.0 to external walls excluding garage.
- R3.0 to residence ceiling, excluding alfrescos and porch.
- Sarking - heavy duty foil to underside of roof tiles.
- 2 external taps (1 rain water (if rainwater tank), 1 town water).

RAINWATER TANK

- Provide allowance of 2000L above ground rainwater tank, including pump and connections (not applicable for recycled water areas or acreage blocks with tank water supply only).

COOLING AND HEATING SYSTEM

- Up to a 5kw ACTRON air split system air conditioner.
- Gas connection where readily available.
- 1 x gas point to nominated internal area.
- 1 x gas cook top.
- 1 x gas hot water system.

EXTERNAL INCLUSIONS

STRUCTURAL AND DESIGN

- Waffle pod concrete slab to engineers M class specifications.
- Termite protection to the perimeter of the slab and approved collars to the internal pipes.
- Bricks from builders nominated suppliers selection, including brick piers to alfresco (One colour with off white mortar joints).
- Concrete roof tiles from builder's nominated suppliers.
- 22.5 degree roof pitch (design specific).
- 2750mm high ceilings throughout.
- 450mm wide eaves to perimeter of your home (subject to design, Developer and Council requirements).
- Lightweight Hardie Plank weatherboard cladding in paint grade finish (design specific).
- Maintenance free quad fascia and gutters in standard Colorbond colour.
- 90mm PVC down pipes painted in standard Colorbond colour.
- Fibre cement sheeting to all patio ceilings and eave areas including 30mmx18mm DAR primed trimming.
- 26L instantaneous gas hot water system.
- Earth leakage electrical safety switch.
- **TAUBMANS** paint system to external eaves, porch ceilings and cladding.

DOORS & WINDOWS

- Colour, powder coated aluminium frame windows with standard mesh fly screens in matching colour (windows and sliding doors to be keyed alike).
- Colour, powder coated aluminium frame single sliding door to alfresco, with standard mesh sliding flyscreen in matching colour (stacker and hinge doors are P.O.A.) (design specific).
- Front entry door (2040mm x 820mm) with clear glass insert(s) in paint grade finish.
- **GAINSBOROUGH** entrance set to all external hinged doors (including dead bolt lock to front entry door only - all keyed alike in Bright or Satin Chrome).

INTERNAL INCLUSIONS

INTERNAL FIXTURES

- Plasterboard linings to all internal areas, 90mm cove cornice throughout all living areas, bedrooms and garage.
- **TAUBMANS** 3 coat paint system in one colour to all internal walls.
- 67mm half splay skirting and architraves in
- **TAUBMANS** gloss paint system - one colour.
- 2040mm high flush panel internal hinged doors.
- **GAINSBOROUGH** passage lever sets to all internal hinged doors, finger pulls to CSD and matching dummy levers to linen and robe doors in bright or satin chrome.
- Privacy locks to main bathroom and bedroom 1.

KITCHEN

- Kitchen layout as per standard house design.
- Polyurethane flush doors and drawer fronts to kitchen cabinets (one colour included).
- Standard range 20mm **QUANTUM QUARTZ OR SMART STONE** pencil round stone bench top (standard breakfast bar 800mm wide).
- 1 x bank of 4 standard drawers (450mm wide unless design specific).
- **OMEGA** 600mm wide underbench oven.
- **OMEGA** 600mm wide gas cooktop.
- **OMEGA** 600mm wide slide out rangehood (ducted externally) (bulkheads to be P.O.A).
- **CLARK** double bowl sink with single strainer.
- **STYLUS** sink mixer tap.

WET AREAS

- Villaboard lining to internal walls of bathrooms.
- Waterproofing to all wet areas (design specific).
- Chrome floor waste to Shower Only.
- **CLARK** Stainless steel laundry tub cabinet with mixer tap (includes standard washing machine taps).
- 20mm **STANDARD RANGE STONE** to all bathrooms Note: one colour to all vanities (sizes design specific).
- **CAROMA** vanity basins, toilets and bath tubs as per standard house design.
- **CAROMA** tapware to bathroom as per standard design.
- Polished edge mirror per vanity (design specific).
- **SEMI-FRAMELESS** shower screens to bathroom. (design specific).
- **CAROMA** bathroom accessories, Note: 600mm wide double towel rails to bathroom.
- Standard hand towel ring and toilet roll holder.

INTERNAL SHELVING/STORAGE

- 1 x white melamine shelf with hanging rail under to each robe (design specific).
- 4 x white melamine shelves equally spaced to linen.

TILES & FLOORING

- Ceramic tiles or laminated timber flooring throughout entry, meals, kitchen and open living areas.
- Carpet to all bedrooms (one colour only, includes standard underlay).
- Ceramic tiles to front porch (design specific).
- Ceramic tiles to wet areas as per builder's standard inclusions (2100mm high tiles to shower cubicles and skirting tiles to remainder of bathroom).

- Ceramic tiles to laundry as per builder's standard inclusion (1 tile high skirting and splashback behind tub cabinet).
- Tiled splashback to kitchen to underside of overhead cupboards (design specific).

ELECTRICAL

FRONT PATIO

- 1 x **LED downlight** to front patio (design specific).

BEDROOMS

- 1 x oyster shade light fitting per bedroom.
- 2 x white double power points per bedroom.

KITCHEN

- 1 x oyster shade light fitting to kitchen.
- 2 x white double power points above kitchen bench.
- 1 x white single power point per dishwasher, microwave and rangehood.
- 1 x white single power point on separate electrical circuit for refrigerator.
- Hard wired electrical connection on separate electrical circuit for oven.
- Smoke detector/s hard wired with battery backup to BCA requirements.

LIVING ROOMS

- 6 x LED downlights to living room
- 2 x white double power points per living room (design specific) excluding dining/ meals.
- 1 x TV points to allocated area.
- 1 x telephone points to allocated area.
- 1 x oyster shade fitting per bathroom & laundry.
- 1 x white double power point above vanity.

1 x white double power point fitting for washing machine & dryer.

COMPLETION OF CONSTRUCTION

- Site cleaned, internal & external house clean.
- 6 years structural guarantee & 13 week maintenance period.

*Builders Standard Range allowed. Kurmond Homes reserves the right to amend house designs, plans, inclusions & specifications without notice or obligation. Images shown are for illustrative purposes only. Date issued: 25.03.2022.



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