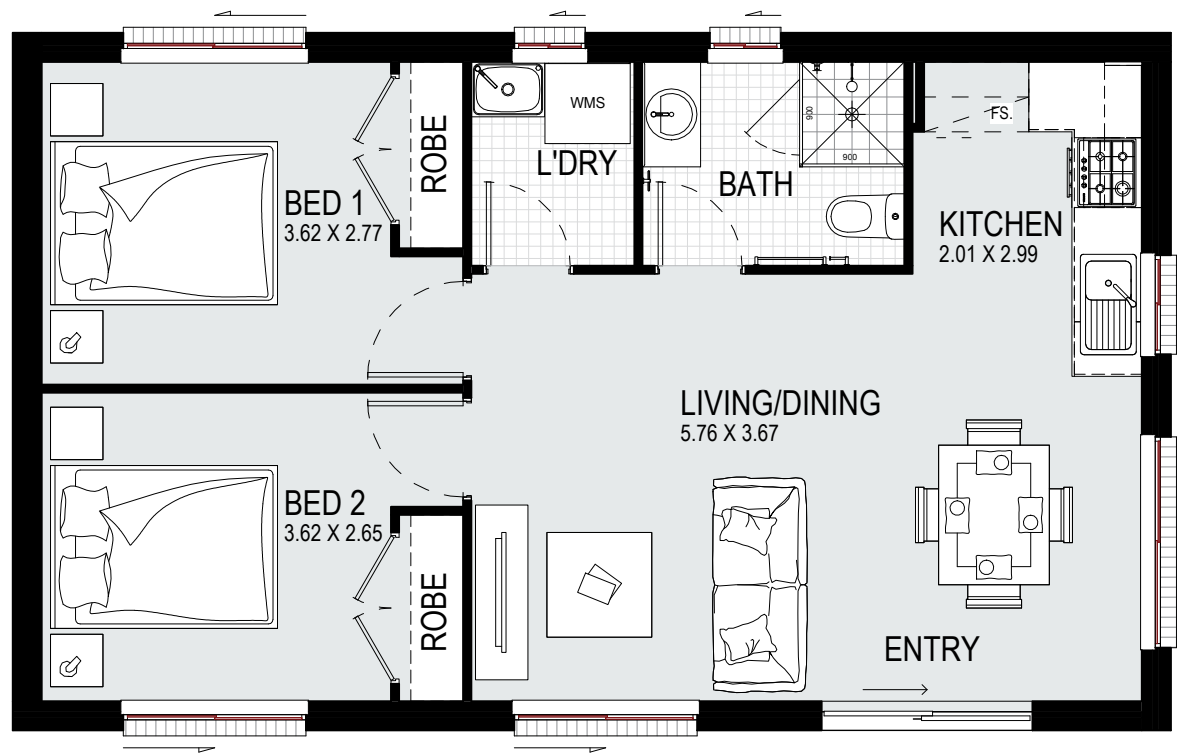


GRANNY FLATS

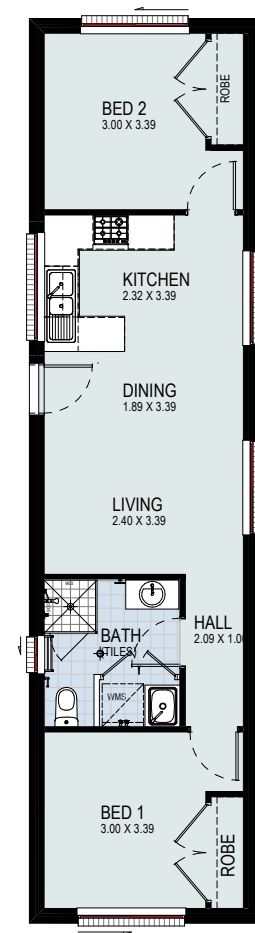




AMBER



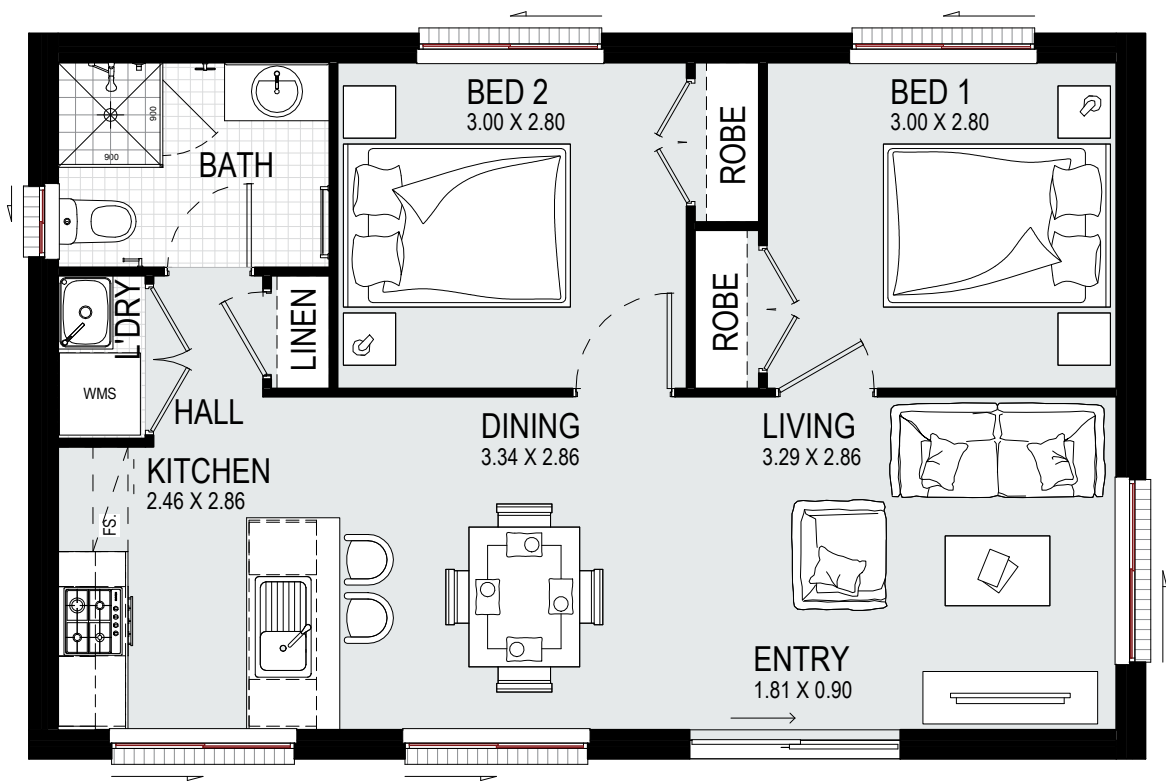
ground:	59.60m ²	width:	5.99m
total:	59.60m ²	depth:	9.95m



ASHBY



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



CARLTON



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 piercing 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 assessories, 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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