



Price On Application



CORBEL

 | 3
  | 2.5
  | 2

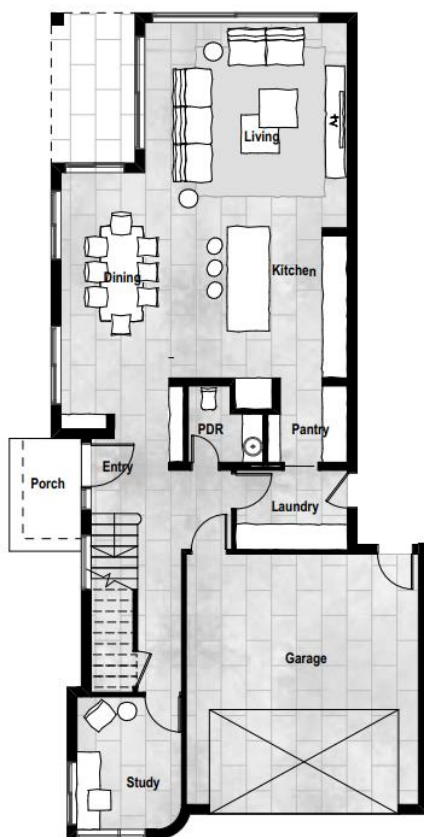
- Study
- Activity
- Scullery
- Walk-in Robe
- Walk-in Linen
- Extra Storage

Min block width 10 m
 House Area 234 m²
 Total Area 280 m²

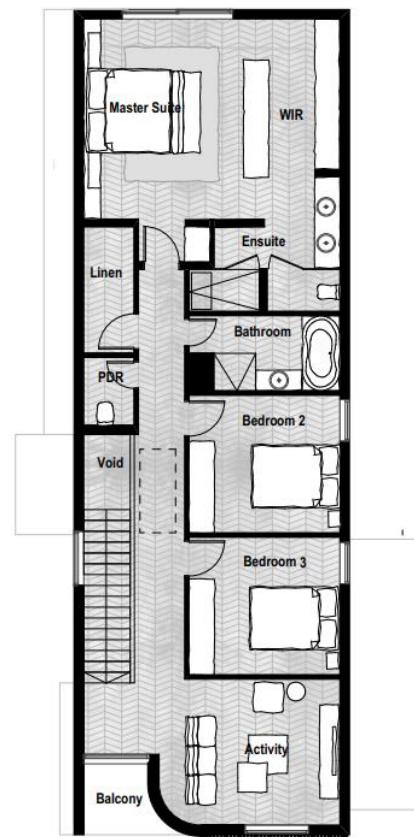
For Further Information

0435 555 435

sales@blackpearlhomes.com.au



GROUND FLOOR



FIRST FLOOR

PRELIMINARIES

Architectural and engineering drawings, soil tests and inspections
6 star energy efficiency report
Indemnity Insurance
Building permit
Electricity & Water connection (max 6m setback)
Natural Gas connection (if applicable)
Conduit for Telephone and NBN

FOUNDATIONS & SLAB

Termite treatment as per BCA requirement
Footings (maximum 300mm site fall)
Slab on Class A soil
Concrete Pump

ROOFING

H2 treated timber roof structure
Colorbond roof with anti-condensing blanket
Colorbond Quad Gutter, Fascia & Downpipes 100 x50mm

ELECTRICAL

2 Double Power Points to Living, Master Bed & Kitchen
1 Double Power Point to Other Bedrooms & Each Wet Area
8 Downlights to kitchen, living and dining
External Light Points at Each External Door
One Light and One Double Power Point to Garage
One Television Point and Splitter Box with Coaxial Cable in Roof Space (Antenna by Owner)
Exhaust Fans to Ensuite and Bathroom
Hard Wired Smoke Detectors with Battery Backup
Safety and Isolation Switches
NBN Provision & 1 Phone Point

DOORS & WINDOWS

Hume's Entrance range
Builders range Lockwood door furniture
Flushed Humes internal doors
Choice of Matte Black or chrome door furniture
Internal door jambs with seal
Flydoors to sliding glass door
Jason's aluminium sliding windows (keyed)
Double Glazings to all windows and slidings
Obscure or clear glass to bathroom, ensuite & toilet
Colorbond roller garage door with remote

EXTERNAL FINISHES

Midland bricks' standard range with natural mortar
Austral bricks' standard range with natural mortar
Double brick structure to external walls
Acrylic render finish as specified
Lined alfresco and outdoor area
CFC sheeting to eaves and gables
2 Garden taps

INTERNAL FINISHES

31 course brick to ground floor and 1st Floor?

Choice of 75mm cornices
Several choices for skirting
2040mm high flushed panel door
Clipsal iconic range switches
R4.1 Insulation Batts to Ceiling (Ex Garage Ceiling)
Cavity wall insulation

PAINTING

3 Coat System (One Colour Throughout)
Flat Acrylic to Ceilings
Gloss Enamel to Doors and frames

KITCHEN

Joinery made cabinets with 20mm stone benchtop
Overhead cabinets to kitchen
Bosch 60cm stainless steel electric oven
Bosch 60cm stainless steel gas cooktop
Bosch 60cm stainless steel canopy rangehood
Provisions for installation of dishwasher
Microwave cavity with one pot drawer
1 & ¾ bowl stainless steel sink with kitchen mixer
Shelf to scullery if applicable
Water tap for fridge

ENSUITE, BATH, POWDER & LAUNDRY

Joinery made vanity unit 20mm stone benchtop
Frameless pivot shower screen & hubless shower
Choice of phoenix mixer tapware
Frameless mirror to all vanities
Towel rail and toilet roll holder
Toilet suite in white with soft close seat from SEIMA
Built in bath
Laundry - Choice of Phoenix tap and Abey sink
Joinery made base cupboards with 20mm stone benchtop
Instant hot water system

CERAMIC WALL TILING – Builders Range

Kitchen Splashback – above Benchtop
Bathroom and ensuite – Full height to shower area
Bathroom and ensuite – 1 Row above the Vanity & Bath
Laundry – above the Trough

CERAMIC FLOOR TILING – Builders Range

Bathroom, Ensuite, Laundry and WC
100mm High Skirting Tile

ROBES, LINENS AND CUPBOARDS

Robes to all bedrooms with melamine shelf and hanging rail
4 melamine shelved to linen cupboards
Choice of vinyl or mirror sliding door to linen & Cupboards