

Inclusions - March 2024



100%
Australian
Family
Owned

### Our Very, Inclusive Inclusions



### **Inclusion Highlights**

Included with every **@** Beechwood home



Gourmet kitchen with **COSENTINO**' benchtops, **polytec** cupboards and 900mm INALTO appliances

Wide selection of quality carpet and floor tiles throughout

Wall hung vanities with **COSENTINO**' benchtops and **polytec** cupboards to bathrooms

Choice of three Classic façades

Wide selection of **PGH** or **\*australbricks**\*

Selection of **Monier** concrete roof tiles

Tiled outdoor terrazza with coffered ceiling under main roof for seamless indoor/outdoor living

90mm termite resistant timber wall frames and roof trusses

Full reinforced concrete slab, not waffle pods, to suit 'S' or 'M' class soil classification



Photographs in this brochure are illustrative and do not reflect standard inclusions







### Why Beechwood?

### **Experience**

We've been around for over **40 years**, and in that time, we've nearly seen it all. We design and build Beechwood homes to stand the test of time, not just structurally, but also as living spaces for the families of today and tomorrow.

### Value

You don't survive for over 40 years unless you stand for something. One of our mantras is *value*. That's why we've been fortunate enough to build the great Australian dream for over 30,000 families.

### **Flexibility**

One of our other mantras is *flexibility*. As all families are so different, it makes sense that their homes should be different too. When building a home, you are bringing aspirations to life. We understand that it is <u>YOUR</u> family home. If a detail is important to you, it is important to us.

### **Peace of Mind**

Deciding to build a home is a big decision. We're there with you and our aim is to provide peace of mind, whether through our *structural guarantee*, our transparent *fixed pricing*, our real time *Pulse customer portal* or our no b/s approach. For us, the journey of building is just as important as the completed home.

### **Proudly Australian Family Owned**

We are an Australian *family*, building family homes for Australian families. When you build with us, you become part of our family.

### **Award Winning**

We are passionate about building new homes and our communities. We don't build homes to win awards, but it's nice when we do.

To us, the ultimate accolade is feedback from one of our *happy customers* on a job well done or when a customer returns to build another **Deechwood** home.

### **Building with Beechwood**



To build a legacy of excellence.

To be who customers prefer to build with.

To be who people prefer to work with.

Say Beechwood, Think Family.



To proudly and sustainably enrich lives through quality, value and innovative homes, delivered with assurance.



**Responsible** 

we deliver what we promise

**Responsive** 

we deliver peace of mind

Respectful

we deliver with pride

Rewarding

it's all about family

## We partner with trusted Australian suppliers that you have heard of.





























### **External Features**

<b>Bricks</b> Wide selection* of face bricks from <i>F</i> or <i>Austral</i> Bricks	
Cladding	Lightweight external cladding system (to nominated façades and areas)
Roof	Wide selection* of concrete roof tiles, colours and profiles from <i>Monier</i>
Roof Pitch	24° roof pitch (façade and estate dependant)
Fascia & Gutter	Colorbond fascia and gutters
Windows	Wide selection* of aluminium lockable windows and sliding doors with wide choice of frame colours
Entry Door	Selection* of <i>Hume</i> designer timber front entry doors with painted finish (sizes are design and façade dependant)
	Raven RP3 weather door seal
Door Furniture	Gainsborough Trilock(s)
Laundry Door	Hume solid core timber door with glazing
Garage Door	Wide selection* of remote controlled sectional panel overhead garage door(s)
	Choice of one wider door to suit a double garage or two 'single' doors with a brick pier in between
	Note: Designs with a single garage have a single garage door only
	Brickwork above garage door (design and façade dependent)

<sup>\*</sup> from Beechwood range

# Terrazza Covered outdoor entertaining area under main roof with coffered ceiling 90mm timber support posts (single storey designs) 90mm timber support posts (loft designs) Brick piers (double storey designs) Concrete slab and tiles to terrazza floor Patio Floor tiles to patio Floor tiles to balconies (where included in double storey designs) Taps Front and rear garden taps (one each)

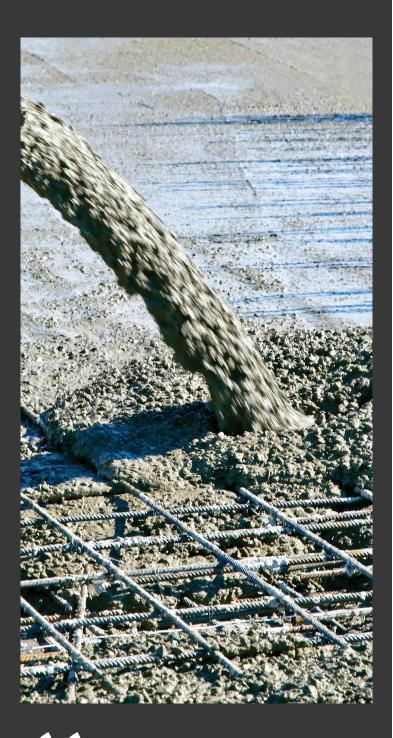
and air gaps

For double storey designs with Classic façade glass balustrade with midrail

Balcony

Outdoor Terrazza under main roof.
Concrete slab with a wide choice of floor tiles included.





**66** It's what you don't see that makes all the difference. ??

### Structural & Performance

Slab

Full reinforced concrete slab

(not waffle pods)

Engineered concrete slab to suit

'S' - Slightly Reactive, or

'M' - Moderately Reactive

Slab Rebate

2 course brick edge beam

**Roof Trusses** 

90mm termite resistant timber roof trusses

to engineer's design

**Wall Frames** 

90mm termite resistant timber wall

frames to engineer's design

450mm stud spacing to external 600mm stud spacing to internal

**Roof Ventilation** 

Sarking to underside of roof

Whirly Bird

**Ceiling Insulation** 

R4.0 Batts to ceilings including garage and terrazza areas (single storey homes)

R4.0 Batts to ceilings to upper floor and R2.0 Batts to ceilings to lower floor (including garage and terrazza areas)

(double storey homes)

Wall Insulation

R2.0 Batts to external walls

(including internal walls between garage

and the home)

Wall wrap

**Termite Barrier** 

Termite protection barrier to perimeter of your home and internal drainage points

(with 50 year warranty)

<sup>\*</sup> from Beechwood range



### Beechwood Advantage

- Some builders offer waffle slabs. Beechwood's slabs are full concrete with reinforcing steel. Whilst waffle pods offer some thermal efficiencies, we think nothing beats the strength of steel and concrete. After all, it's the foundation of your new home.
- Frames and trusses provide the structural support to your new home. Most builders only use 70mm timber frames. Beechwood uses wider 90mm timber wall frames and roof trusses for extra strength. Beechwood spaces the timber supports to the external frame at closer 450mm intervals (instead of 600mm).
- Beechwood provides roof sarking (which is a protective membrane) to every roof (not just some). Sarking can protect your home from dust as well as improve ventilation and thermal performance by reducing heat flow through the roof.
  - Insulation is important to the thermal and acoustic performance of your home. Most builders only offer R3.5 Batts to ceilings and many do not place the Batts to the entire ceiling (ignoring the garage and any terrazza area). Beechwood provides higher quality R4.0 Batts to the entire ceiling of your new single storey home and the upper floor for double storey homes.



## We dared to compare... we liked what we saw!



### Kitchen

Oven	900mm <i>Inalto</i> electric wall oven
Cooktop	900mm <i>Inalto</i> gas cooktop
Rangehood	900mm <i>Inalto</i> ducted stainless steel
	canopy rangehood (including tiling behind)
Dishwasher	600mm <i>Inalto</i> stainless steel dishwasher
	Cold water and power connection
Benchtops	Selection* from Cosentinos 20mm range
Cupboards	Selection* of <i>Polytec</i> matt finish melamine
	Soft-close to cupboards and drawers
	Selection* of <i>Hettich</i> designer handles
	Quality metal drawer runners
	Overhead cupboards
	(including above fridge space)
Microwave Provision	Included with power point
Drawers	Bank of four cutlery drawers
	Pot drawer below microwave provision
Splashback	Tiled splashback to underside of
	overhead cabinetry
Pantry	Four melamine shelves
Water Filter	Integrated platinum water filter
	(concealed under bench)
Tapware	Alder Soho gooseneck sink mixer
	(chrome or black)
Sink	Seima Kubic stainless steel overmount
	double bowl sink
Bulkheads to Kitchen	Bulkheads above overhead cupboards
RICHEII	

<sup>\*</sup> from Beechwood range

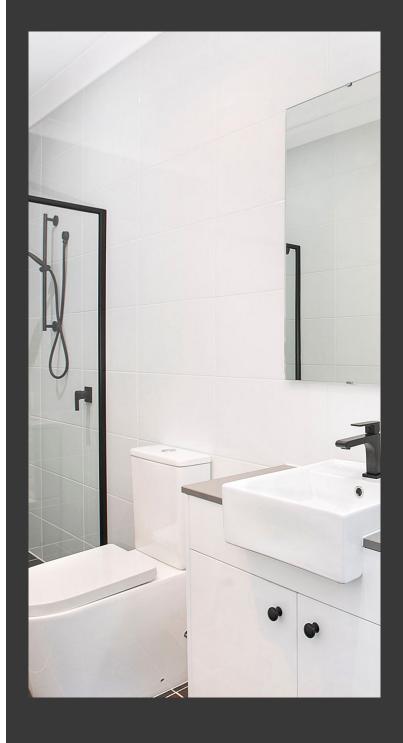
For Granny Flats, Saver options are included for the kitchen. See pages 24-31

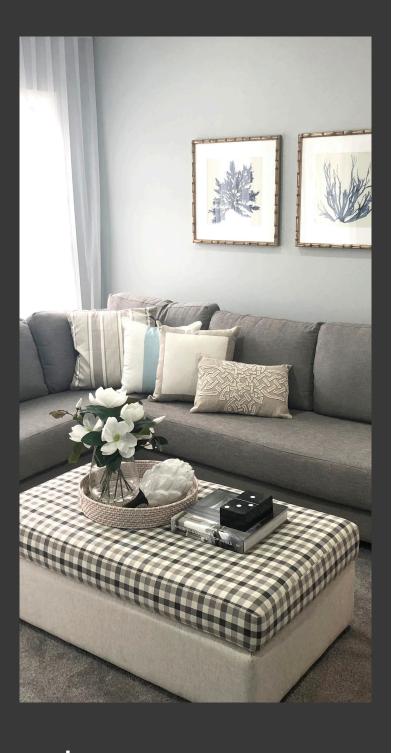
### **Bathroom and Ensuite**

Shower	<i>Mirage</i> semi-frameless pivot shower doors with clear toughened glass
	Alder Fresco rail shower (chrome or black)
	Alder Soho shower mixer (chrome or black)
Bath	Seima 1525mm rectangular bathtub with tiled ledge (hob) to bathroom
	Alder Soho bath set with backing plate (chrome or black bath mixer and bath spout
Vanity	Floating vanity (1200mm wide) with 20mm <i>Cosentino</i> benchtop vanity and <i>Seima</i> Kyra ceramic semi-recessed basin
	Slimline cabinets with melamine doors
	Selection* of <i>Hettich</i> designer handles
	Soft-close to cupboards
	Alder Soho mixer set (chrome or black)
Wall Tiling	Selection* of 1200mm high ceramic wall tiling and 2200mm high wall tiling to shower area
Floor Tiling	Selection* of imported ceramic floor tiles
Floor Waste	Chrome floor waste(s)
Lighting	Clipsal ducted 3-in-1 fan / heater / light
Mirror	Full-width vanity mirror with polished edges
Accessories	Alder Taya 600mm double towel rail (chrome or black) (towel ring to powder room)
	Alder Taya toilet roll holder (chrome or black)
Toilet	Seima Modia wall faced ceramic toilet with Classic soft-close seat
Window	Choice of clear or obscure glazing to bathroom and ensuite windows (subject to conditions of approval and privacy)

\* from Beechwood range







### **Comfort and Enjoyment**

Air Conditioning	Daikin Inverter Reverse Cycle Ducted Air Conditioning (day/night zoning)
Flooring	Floor tiles* to living areas
	Carpet* to bedrooms, theatre, media, stairs, first floor living (where included in design)
Hot Water Service	Rinnai 26L Instantaneous gas hot water service recessed in brick work
TV, Phone & Data	Digital ready television points (two included)
	Provision for NBN (conduit only)
Power Points	Clipsal double power points throughout home (one per room)
	Clipsal single power points for kitchen appliances
Alarm	Hills alarm system with code pad and sensors
Smoke Detectors	Direct mains wired smoke detectors with battery backup
Other Electrical	3-phase electrical cabling to rear of meter box (if available)
	Earth leakage safety switch with single phase meter box
Flyscreens	Flyscreens to openable windows
Garage Access	Internal garage access (hung internal door) with lever handle and deadbolt
	Garage remote control access to both panel doors
Internal Doors	Hume Accent range and selected moulded panel 2040mm doors*
	Cushion door stops
Internal	Gainsborough G4 series lever handles
Door Hardware	Privacy set to bathroom / ensuite(s) / powder room
Robes	Double doors to robes (design dependent)
	Melamine shelf with hanging rail

<sup>\*</sup> from Beechwood range

### **Other Internal Features**

2400mm ceiling height to ground floor and first floor (where applicable)
90mm cove cornice at junction of wall and ceiling
55mm cove cornice to robes and terrazza
67mm x 18mm pencil round skirting and 42mm x 18mm architraves
TV, furniture and picture recesses/niches (design dependent)
Taubmans 3 coat paint system to internal walls (matte) and woodwork (enamel paint)
One bayonet point per room
Pine staircase with carpet finish and 12mm x 12mm black powder coated balusters for double storey and loft designs only Floor tiling under stairs (where height feasible)

### Laundry

Seima Tilos 45L stainless steel laundry tub and powder coated metal cabinet
Alder Soho gooseneck sink mixer (chrome or black)
Ceramic tiled floor*
One third glazed external door (clear glass) with <i>Gainsborough</i> Trilock <i>Raven</i> RP3 weather door seal
1200mm tiling*

## Even more trusted Australian suppliers.























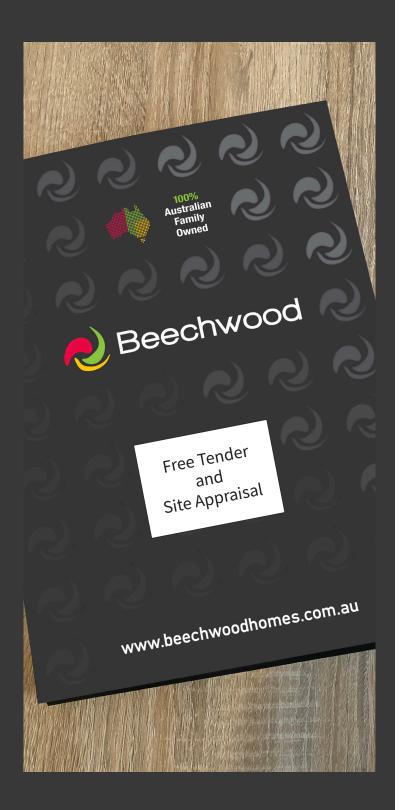












### **General Features**

Site Inspection	Free, pre-tender physical site inspection and appraisal (where applicable)	(1
Tender	Free initial Tender	
	270 day Tender (from date of initial Tend	ler)
Consultations	Home design consultations with our design experts including:	gn
	• Interior designers and	
	selections consultants	
	Kitchen design consultants	
	• Tile design consultants	
	Brick and roof design consultants	
	• Electrical consultants	
	Air conditioning consultants	
	Stair consultants	
Contract	Fixed price Building Contract	
	Fixed time Building Contract	
	Beechwood quality guarantee	
Insurance	Contract Works Insurance	
	Public Liability Insurance	
	Home Owners Warranty Insurance	
Certificates	Structural engineer certificates	
	BASIX certificate	
	ABSA Energy Efficiency certificate	
	Pest control certificate	
	Manufacturers' warranty certificates	
Post Contract	90 day maintenance period (from practical completion)	
Post Contract	·	

6 years structural warranty 2 years non-structural warranty



- For most projects, Beechwood undertakes a physical site inspection of your block prior to issuing a first Tender (if your land is registered and access is available). This allows an initial assessment to be made of the site's topography and characteristics including, slope, soil type, trees and foliage, availability of services, or concerns (such as nearby bushland). This allows us to discuss your proposed home and your proposed block of land in detail. Beechwood provides a free initial site inspection and appraisal, with no tricks or gimmicks, and without any further obligation on your part.
- Many other builders charge to give you an initial Tender or price estimate. We think this is outrageous. A builder charging you money to tell you how much they will charge you to build your home. Could you imagine a car mechanic, doctor or dentist charging you for a quote? We don't see why builders should be any different. That's why we don't charge to provide an initial Tender for a Beechwood home design.
- We sign our Building Contracts after Development Approval has been obtained. That way, you know exactly how much you will have to pay. On occasion, we include a provisional allowance in the Building Contract if there is some contingency that may or may not eventuate. That way, you only have to pay for the things that are needed. Of course, if you require certainty, we will agree to convert any provisional allowance to a fixed price at your request.
- 6 years structural warranty and 2 years nonstructural warranty.

### Did we mention **Award Winning?**

### 2021 Winner - Best Display Home



MBA NSW Under \$250,000



MBA NSW \$100,001 -\$150,000

Granny Flat

2020 Winner - Best Display Home



**HIA Hunter** \$300.001 -\$325,000



**HIA Hunter** \$450.001 -\$500,000

2019 Winner - Best Display Home



MBA NSW \$350,001 -\$400,000



**HIA Hunter** Under \$300,000

2022 Finalist -Best **Display Home** 



HIA NSW

2021 Finalist -**National Excellence** in Construction



**MBA Australia** 

2021 Finalist -**Best Kitchen** in Display Home



**HIA Hunter** 

2021 Finalist - Best Display Home



**MBA NSW** 





2020 Finalist - Best Display Home



**Master Builders Association NSW** 

2019 Finalist - Best Display Home



**Housing Industry Association NSW** 



### **Standard Site Costs** & BASIX

### **Standard Site Costs**



Standard council, workplace, health & safety and environmental requirements



Standard council DA/CC/CDC fees



Balanced cut and fill of up to 1m fall over the site



Excess fill removal



Concrete piers



Concrete pump for piers



Water connection (up to 10m)



Electrical connection (up to 10m)



Temporary power



Optic fibre lead in (conduit only)



Stormwater drainage and connection (up to 10m)



Sewer drainage and connection (up to 10m)



Natural gas run-in and connection (where available), including gas outlets for hot water system & cooktop

and an internal gas bayonet outlet (up to 10m)



Roof safety rail



Temporary protective fencing



Sediment and erosion control barrier



Temporary access driveway



Statement of Environmental Effects



Landscape plan (if required)



Site classification report with wind load details



Scaffolding (standard height for double storey and loft designs only)

### **BASIX**



3,000L above ground rainwater tank



Ceiling insulation and wall insulation



Gas instantaneous hot water system (where available)



450mm eaves (except on zero lot boundary)



Dual plumbing (recycled water) to laundry, toilets and external taps



3-star rated shower heads, tapware and toilets

### No Allowance For



Rock excavation & removal or contamination



Concrete drop edge beams



Abnormal or unsuitable surface or soil conditions that do not support a standard slab



Additional requirements due to service or maintenance easements



Sites in bushfire attack level (BAL) zones, flood or landslip areas



Acoustic or marine requirements or wind classifications above N2



Clearing of trees or dumped materials



Landscaping, retaining walls, driveways or fences

X

Additional site specific, Council or Authority requirements, such as materials handling, traffic control, tiger tails, arborists, hydraulics, salinity, or contaminated soil investigations etc



Additional scaffolding where required due to edge beams or site fall





### **Inclusion Options**

Throughout this brochure, we have shown our standard inclusions for every home.

Beechwood recognises that everyone is different. It makes sense that your wants and needs for your new home may be different too. We can tailor our inclusions to better suit your requirements and your budget.

After all, it's your family home.

We provide some options to upgrade items, or to down-spec items in order to save costs.

We call it...





Start with our leading inclusions in your Beechwood home.



Save on the things you don't want.



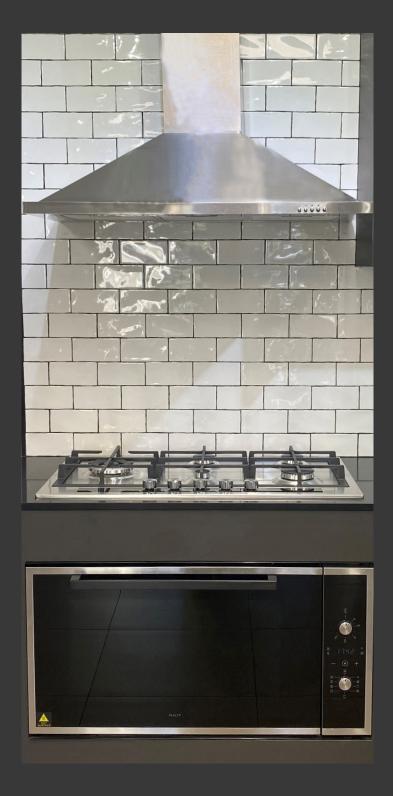
Upgrade to the premium items you desire.

### You can have whatever you like!



### **Appliances**







### **Underbench Oven**

INALTO 900mm wall oven



### Cooktop

INALT?

900mm gas cooktop



### Rangehood

INALTO 900mm canopy rangehood

### Dishwasher

INALTO Dishwasher



View our Flex-U-Build Selection Booklet for relevant model numbers.



### **Underbench Oven**

INALT? 600mm wall oven

- \$570



### ▼ Premium Options

### **Underbench Oven**







### Cooktop

INALT? 600mm gas cooktop

- \$110



### Cooktop

**\*\*\***smeg 600mm gas cooktop

+ \$390



### Rangehood







### Rangehood



+\$680



### Dishwasher

INALT? Dishwasher

- \$70



### Dishwasher

### •ss•smeg

Dishwasher

+ \$770



Granny Flat designs receive Saver Options and 600mm rangehood and do not include a dishwasher.





### **Underbench Oven**



900mm wall oven with hydroclean

+ \$1,060



### **▼** Premium Options

### **Underbench Oven**



600mm classic thermoseal pyrolytic oven

+\$1,630



### Cooktop

### TEKA

900mm gas cooktop

+\$1,190



### Cooktop

### •ss•smeg

650mm classic gas cooktop

+ \$2,290



### Rangehood



### Rangehood

### .ss•smeg

900mm undermount rangehood

+\$800



### Dishwasher

INALT?

double drawer dishwasher

+\$1,920



### Dishwasher

### •ss•smeg

600mm semi-integrated dishwasher

+\$1,600



View our Flex-U-Build Selection Booklet for relevant model numbers.



### Freestanding Oven & Cooktop



900mm Victoria freestanding cooker

+ \$5,030



### **▼** Premium Options

### Freestanding Oven & Cooktop

### **-22°**smeg

1100mm Victoria freestanding cooker

+ \$8,560



### Rangehood



### Dishwasher

•**\$3**•SMEG
600mm Retro design

built-in dishwasher

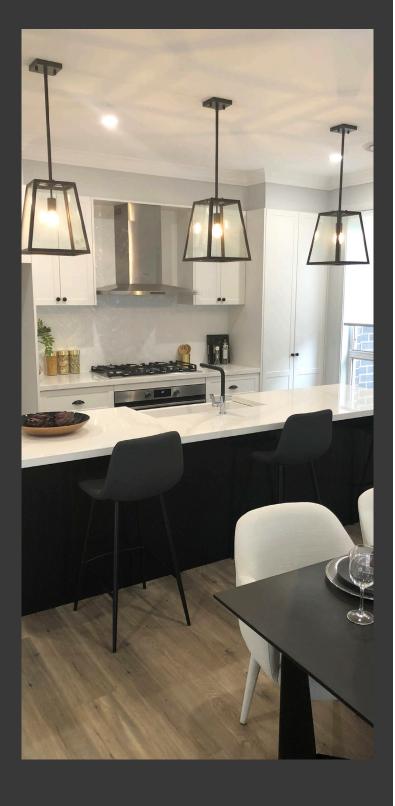
+\$1,780



### **Accessories & Fridges**



## Kitchen FLEX Options





### Benchtop

COSENTINO 20mm benchtop\*



### **Microwave Provision**



<sup>\*</sup> from Beechwood range



### Benchtop

polytec 33mm laminated benchtop\*

- \$2,480





### Benchtop

COSENTINO 40mm benchtop\*

+ \$1,490

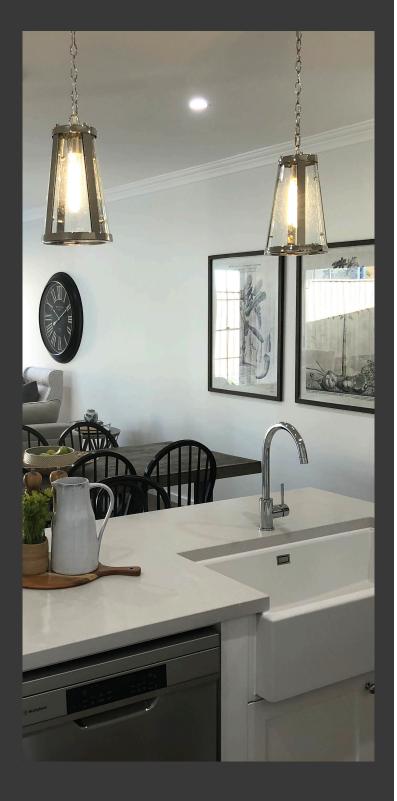


### **Microwave**

Built-in microwave with trim kit

### Kitchen & Laundry







### Kitchen & Laundry Mixer



### **Kitchen Sink**

SEIMA Leto double bowl stainless steel overmount sink

### **Laundry Tub**

### SEIMA

Tilos 45L stainless steel laundry tub and powdercoated metal cabinet\*



<sup>\*</sup> from Beechwood range



### **Kitchen & Laundry Mixer**



### Premium Options

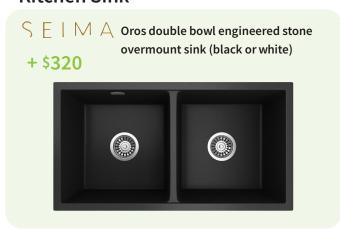
### **Kitchen & Laundry Mixer**



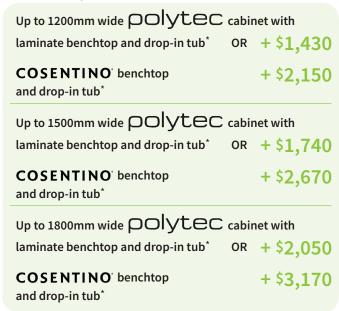
### **Kitchen Sink**

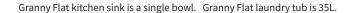


### Kitchen Sink



### **Laundry Bench**







## Wall Tiling FLEX Options





### Kitchen Tiled Splashback



(tiles from Beechwood range)

### Wet Area Wall Tiling

1200mm (H) imported ceramic tiling 2200mm (H) wall tiling to shower (tiles from Beechwood range)



\* from Beechwood range





### Kitchen Splashback



+\$830



Glass splashback\*

+ \$2,200



### Wet Area Wall Tiling

Skirting tile

Tiled splashback to vanity 2200mm (H) wall tiling to shower (tiles from Beechwood range)

**Bathroom** 

- \$320

**Ensuite** 

- \$260

**Guest Ensuite** 

- \$260

Powder Room

- \$400

Laundry

- \$400

### Wet Area Wall Tiling

Floor-to-ceiling

(tiles from Beechwood range)

Bathroom

+ \$1,660

Ensuite

+ \$1,480

**Guest Ensuite** 

+\$1,370

Powder Room

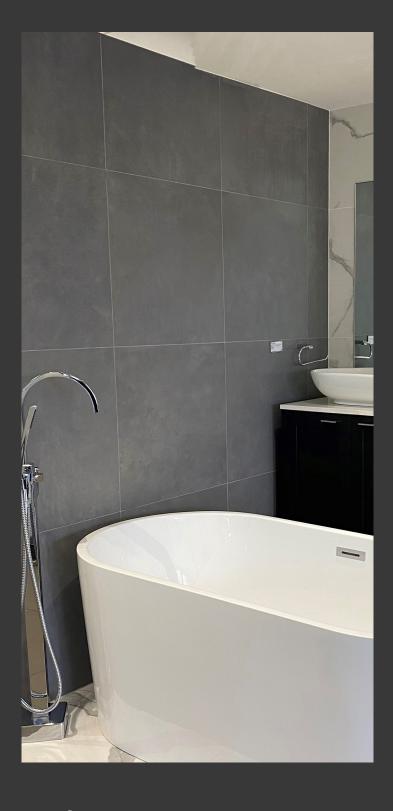
+ \$1,250

Laundry

+\$1,380



### Bathroom FLEX Options





### **Bath**

SEIMA Chios 102 Tondo 1525mm rectangular bathtub with tiled ledge (hob) to bathroom (tiles from Beechwood range)



### **Shower Screen**

Mirage shower screens\*







There are many other options available. Please speak to us about alternatives not featured in this brochure.

<sup>\*</sup> from Beechwood range





### **Bath**



### **Shower Screen**

Semi-frameless shower screens\*

Bathroom - \$100

Ensuite - \$100

Guest Ensuite
- \$100



### **Shower Screen**

Frameless shower screens\*

Bathroom + \$2,080

Ensuite

+ \$1,630

**Guest Ensuite** 

+ \$1,630



### **Shower Niche**

Tiled niche

(tiles from Beechwood range)

Bathroom + \$340

Ensuite + \$340

Guest Ensuite + \$340





### **Vanity**









### **Bathroom & Ensuite**

1200mm wide floating vanity with **COSENTINO** benchtop\*



 $S \in M \land Single Kyra 215 semi-recessed basin$ 

### **Guest Ensuite**

900mm wide floating vanity with **COSENTINO** benchtop\*

 $S \in I \setminus A$  Single Kyra 215 semi-recessed basin

### **Powder Room**

600mm wide floating vanity with **COSENTINO** benchtop\*

 $S \in M A$  Single Kyra 215 semi-recessed basin

<sup>\*</sup> from Beechwood range \* where space permits

<sup>#</sup> only available where vanity is 1500mm or longer



### **Bathroom & Ensuite**

1200mm wide floating vanity with Laminate vanity top

- \$350

S E I M A Single Chios 205 semi-recessed basin



### **Bathroom & Ensuite**

Up to 1500mm wide floating vanity with **COSENTINO** benchtop\*\*

+ \$160~

OR

Up to 1800mm wide floating vanity with **COSENTINO** benchtop\*\*

+ \$320~

S E | M A Kyra 215 semi-recessed + \$670° double basins#

(2)

OR

S E | M A Kyra inset above counter basin

+ \$230~

3

OR

S E | M A Kyra inset above counter double basins<sup>#</sup>

+ \$990~

### **Guest Ensuite**

900mm wide floating vanity with Laminate vanity top

- \$350

S E | M A Single Chios 205 semi-recessed basin

### **Guest Ensuite**

1200mm wide floating vanity with + \$160 COSENTINO benchtop\*

SEIMA Kyra inset above counter basin

+ \$230

### Powder Room

600mm wide floating vanity with Laminate vanity top

- \$350

S E I M A Single Chios 205 semi-recessed basin

### **Powder Room**

900mm wide floating vanity with COSENTINO benchtop\*

+ \$160

S E I M A Kyra inset above counter basin

+ \$230



price is per Bathroom or Ensuite

### Tapware







### **Basin Mixer**



### **Bath Set**



### **Rail Shower**

**alder** Fresco rail shower (chrome or black)



### **Wall Shower Mixer**

**alder** Soho wall shower mixer (chrome or black)





### **Basin Mixer**

### **alder** Flex basin mixer (chrome)

Ensuite - \$20

Guest Ensuite - \$20

Powder Room - \$20



### Premium Options

### **Basin Mixer**

### **alder** Samm basin mixer (chrome, black or brushed nickel)

Bathroom + \$60

Ensuite + \$60

Guest Ensuite + \$60

Powder Room + \$60



### **Bath Set**

**Bathroom** 

### **alder** Flex bath set & back plate (chrome)

- \$20

Bathroom - \$20

Ensuite - \$20



### **Bath Set**

### **alder** Samm bath set & back plate

(chrome, black or brushed nickel)

Bathroom + \$30

Ensuite + \$30



### **Rail Shower**

### **alder** Excite rail shower (chrome)

Bathroom - \$20

Ensuite - \$20

Guest Ensuite - \$20



### **Rail Shower**

**alder** Fresco rail shower

(brushed nickel)

Bathroom + \$60

Ensuite + \$60

Guest Ensuite + \$60



### **Wall Shower Mixer**

### **alder** Flex wall shower mixer

(chrome)

Bathroom - \$10

Ensuite - \$10

Guest Ensuite - \$10



### Dishwasher

**alder** Samm wall shower mixer

(chrome, black or brushed nickel)

Bathroom + \$10

Ensuite + \$10

Guest Ensuite + \$10



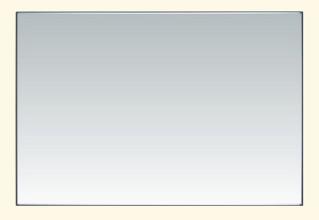
### Bathroom







### Mirror



### **Bathroom**

1280mm x 900mm high flat polished edge mirror

### **Ensuite**

1280mm x 900mm high flat polished edge mirror

### **Guest Ensuite**

900mm x 900mm high flat polished edge mirror

### **Powder Room**

600mm x 900mm high flat polished edge mirror

### **Toilet Suite**

### SEIMA

Modia wall-faced toilet suite with Classic soft-closed seat





### Mirror



### Mirror



### Bathroom

1280mm x 900mm high flat	- \$50
polished edge mirror	

### **Ensuite**

1280mm x 900mm high flat	- \$5(
polished edge mirror	

### **Guest Ensuite**

900mm x 900mm high flat	- \$50
polished edge mirror	

Bathroom 900mm diameter round polished edge mirror	+ \$190~
Ensuite 900mm diameter round polished edge mirror	+ \$190~
Guest Ensuite 800mm diameter round polished edge mirror	+ \$180~
Powder Room 700mm diameter round polished edge mirror	+ \$250~

### **Toilet Suite**



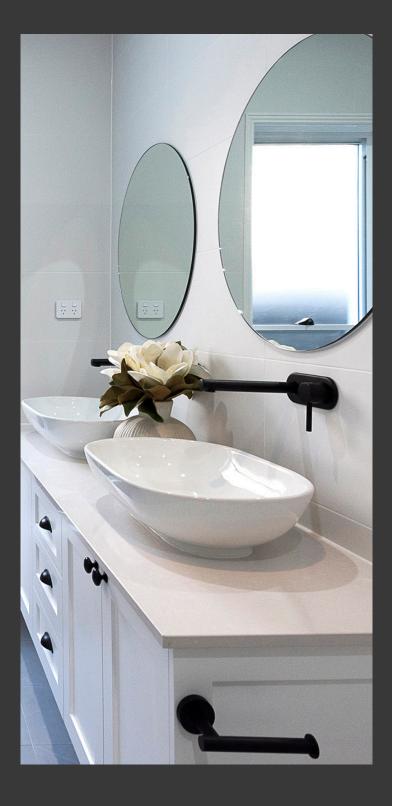
### Toilet Suite



<sup>&</sup>lt;sup>~</sup> price is per mirror

### Accessories







### Towel Rail / Ring



Taya towel ring - to Powder Room (chrome or black)



### **Toilet Roll Holder**

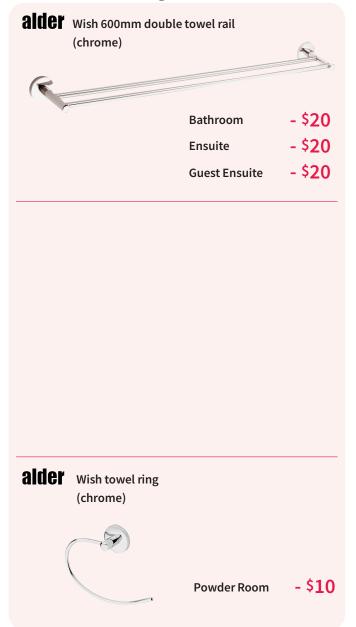
**alile:** Taya toilet roll holder (chrome or black)





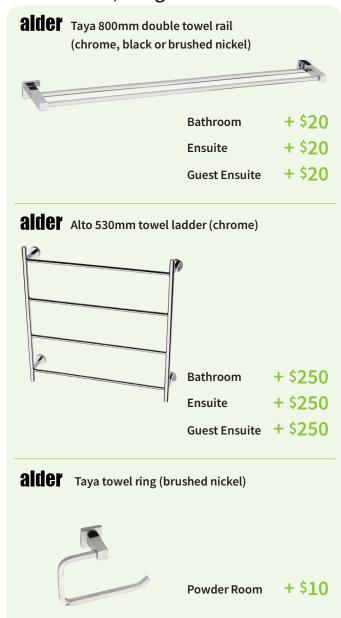


### Towel Rail / Ring





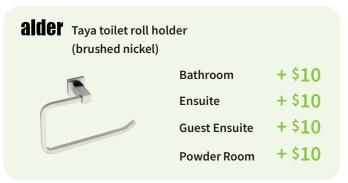
### Towel Rail / Ring



### **Toilet Roll Holder**

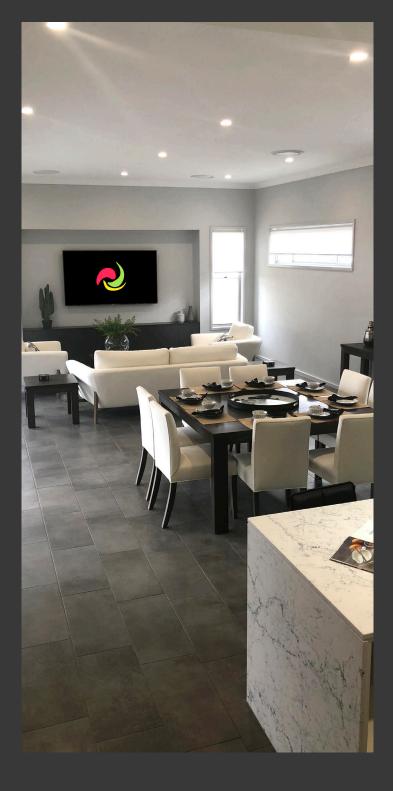


### **Toilet Roll Holder**





## Lifestyle FLEX Options





### **Ceiling Height**

2400mm ceiling height (downstairs & upstairs)

### **Built-in Robes**

Approx 1200mm wide robe with swinging double doors (as shown on plans)



### **Ceiling Height**

2550mm ceiling height downstairs (with 2400mm ceiling height upstairs)

**Grey** designs (granny flats) + \$2,500 Red designs (up to 11m frontage) + \$5,000 Yellow designs (up to 13m frontage) + \$5,900 Green designs (up to 15m frontage) + \$6,600 Black designs (wider frontage double storeys) + \$5,900 Blue & Orange (Shiraz) designs (wider frontage) + \$6,800 Lime, Teal & Orange (other) designs (wider frontage) + \$7,300 Purple designs (estate homes) + \$7,200



### **Ceiling Height**

2700mm ceiling height downstairs (with 2400mm ceiling height upstairs)

**Grey** designs (granny flats) + \$3,500 Red designs (up to 11m frontage) + \$8,000 Yellow designs (up to 13m frontage) + \$10,100 Green designs (up to 15m frontage) + \$11,200 Black designs (wider frontage double storeys) + \$9,200 Blue & Orange (Shiraz) designs (wider frontage) + \$11,200 Lime, Teal & Orange (other) designs (wider frontage) + \$12,400 Purple designs (estate homes) + \$12,500





Speak to us about other options if you raise your ceiling height. These include taller front entry door, internal doors, wardrobe doors, garage doors, aluminium windows & sliding doors, kitchen cupboards and bulkheads.

### **Built-in Robes**

Vinyl sliding robe doors (in lieu of swinging double doors)	+ \$210~
Mirrored sliding robe doors (in lieu of swinging double doors)	+ \$260~

### **Built-in Robes**

**2700mm ceiling height upstairs**Availability is subject to height restrictions

Extended 1500mm wide robe with wider swinging double doors	+ \$75~
Extended 1800mm wide robe with swinging triple doors Availability of wider robes is subject to design/layout	+ \$310~





**POA** 



### Ask about our

### Customer Communication Portal





Keep your finger on the



