



KOOKABURRA HOMES
STANDARD
INCLUSIONS
CLASSIC HOMES



KOOKABURRA HOMES

STANDARD INCLUSIONS

PLANNING AND GENERAL WORKS

Fixed price contract
3 month maintenance period
Council application and building fees
Working drawings and contour plans
Wind speed rated up to N3 (41m/s)
Indemnity insurance during construction
Energy efficiency assessment report
Colour Consultant to assist with selections
Mains electrical connection - up to 15 metres
Sewers and drain connections - up to 15 metres
Storm water drains - down pipes from gutter terminated at floor level
Mains water connection from meter - up to 15 metres
Garden taps x 2 on house outside wet areas

FRAME CONSTRUCTION

2400mm ceilings
H2 Termite Resistant Timber
Engineered timber frames and trusses

FLOOR CONSTRUCTION

Precast concrete block footing system including ant caps
Chain tie down set in concrete or alternative system
H2 Timber sub-floor system
19mm tongue and groove particle board flooring - Termiflor
Price is based on level compacted site with 150mm compacted road base topped with 25mm of crusher fines by owner
Decks and verandahs included

EXTERNAL CLADDING

Panelized Colorbond horizontal cladding or Hardies fibre cement cladding smooth or woodgrain

ROOF COVER

Bluescope Steel Colorbond roof iron
Colorbond fascia's & Gutters
Up to 22.5 degree pitch and 450mm eaves

INSULATION

External walls: R2.5 high density insulation
Ceiling R4 insulation
Sisalation foil to external walls

WINDOWS

Powder coated aluminum sliding windows with screens
Locks to all windows
Obscure glass to bathroom, ensuite and WC

LININGS

Walls and ceiling 10mm plasterboard
55mm cornice

JOINERY

Architraves: 68 x 18mm MDF painted
Skirtings: 68 x 18mm MDF painted
Linen cupboard: 4 x melamine shelves
WIR: Hanging rail & shelfbank (if applicable)
Built in robes with hanging rail and shelfbank

PAINTING

Quality premium acrylic paints
White ceilings
Gloss enamel doors, skirtings and architraves
Quality three-coat washable paint to internal walls

Kookaburra Home Solutions reserves the right to amend & modify designs, specifications & prices at any time in the interest of product development



STANDARD INCLUSIONS

DOORS AND FURNITURE

Entry / external: powder coated sliding door with screen or panel carve hinged door

Internal: Flush panel

Furniture: lever door handles

TILING

Kitchen: 600mm splashback

Bathroom / ensuite: 2100mm to shower, 600mm above bath, 1200mm around walls

WC: Up to 300mm skirting row around walls

Laundry: Up to 300mm splashback, Up to 300mm skirting row around walls

Floor tiles to wet areas laid on square

ELECTRICAL

Light and double power point per room

3 in 1 light / fan / heat unit

Smoke detectors hard wired battery backup

2x TV Point and 2x Phone Point

External light and power point

Earth leakage safety switch

KITCHEN

1 ¾ bowl stainless steel sink with kitchen flickmixer

Doors and Drawers - Top of the range Blum motion inverter soft close door hinges and drawer systems. Metal tandem box drawers

Set of 4 Cutlery Drawers

Handles from Builders Range

Laminated Pantry with melamine shelves

Stainless steel under bench oven, cooktop and rangehood

Stainless steel dishwasher

Overhead cupboards to fridge and cooktop run. 720mm high with bulkhead

High gloss laminate bench tops

Doors and panels - two pack lacquer fronts

BATHROOM AND ENSUITE

Vanity cupboard with drawer set up to 900mm

Acrylic bath approximately 1500mm

Quality tapware from builders range

Dual flush toilet suites

Chrome accessories

Shower screens: semi-frameless glass with sliding doors

Acrylic shower base

Mirrors with polished edge - up to 900mm

3 in 1 exhaust / heat / fan

G20 Instantaneous gas HWS tempered to 50 degrees

LAUNDRY

45L stainless steel trough with cabinet

Tapware from builders range

¼ Turn washing machine taps



MURRAY BRIDGE

DISPLAY VILLAGE
30 Brinkley Road
MURRAY BRIDGE SA

MURRAY BRIDGE

SALES OFFICE
30 Bridge Street
MURRAY BRIDGE SA

ADELAIDE

SALES OFFICE
102 Portrush Road
PAYNEHAM SOUTH SA

MOUNT BARKER

DISPLAY HOME
Lucerne Crescent
ASTON HILLS SA

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