



KOOKABURRA HOMES
**STANDARD
INCLUSIONS**
TWO STOREY HOMES



CLASSIC TWO STOREY 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

FOOTINGS AND FOUNDATIONS

Slab on ground
Footings included to 'S' Class classification - up to 300mm cut and fill
25 MPA concrete
Termite treatment collars
Engineered footing design
No slab to porch or carport
Decks and verandahs included

FLOOR CONSTRUCTION - Upper Level

19mm tongue and groove particle board flooring - Termiflor

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

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



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STANDARD INCLUSIONS

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

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

LAUNDRY

45L stainless steel trough with cabinet
Tapware from builders range
¼ Turn washing machine taps

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



BRICK TWO STOREY HOMES

STANDARD INCLUSIONS

PLANNING AND GENERAL WORKS

Fixed price contract
3 month maintenance period
Council application and building fees
Working drawings, soil report and contour plans
Mains electrical connection - up to 15 metres
Sewers and drain connections - up to 15 metres
Stormwater drains - downpipes from gutter terminated at floor level
Mains water connection from meter - up to 15 metres
Garden taps x 2 on house outside wet areas

FOOTINGS AND FOUNDATIONS

Slab on ground
Footings included to 'S' Class classification - up to 300mm cut and fill
25 MPA concrete
Termite treatment collars
Engineered footing design
No slab to porch or alfresco
Decks and verandahs included

FRAME CONSTRUCTION

2400mm ceilings
H2 Termite Resistant Timber
Trenched top and bottom plates
Engineered timber frames and trusses

ROOF COVER

Colorbond fascia's, gutters & iron roof
22.5 degree pitch
450mm eaves
Fully lined porch area (is applicable)

LININGS

Walls and ceiling 10mm plasterboard
55mm cornice

BRICKWORK - Lower Level

Austral Clay Bricks - builders range
Mortar: grey or cream
Joints: raked

EXTERNAL CLADDING - Upper Level

Texturecoat finish foam panel

WINDOWS

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

JOINERY

Architraves: 67 x 18mm single bevelled MDF - painted
Skirtings: 67 x 18mm single bevelled MDF - painted
Linen cupboard: 4 x melamine shelves
WIR: Melamine shelf, hanging rail and shelfbank (if applicable)
Robes and linen

PAINTING

Quality premium acrylic paints
White ceilings
Gloss enamel doors, skirtings and architraves
Quality three coat internal painting system

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DOORS AND FURNITURE

Entry: Corinthian builders range

Internal: Corinthian flush - painted

External: Corinthian solidor - painted

Furniture: Gainsborough lever door handles

ELECTRICAL

Light and double power point per room

2 x double power points to kitchen

Single power point to fridge

3 in 1 light / fan / heat unit

Smoke detectors hard wired battery backup

2x TV Point and 2x Phone Point

External power points to HWS and pump

External lights to exits

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

BATHROOM AND ENSUITE

Vanity cupboard with drawer set up to 900mm, powder room wall to wall

Acrylic bath approximately 1500mm

Quality tapware from builders range

Dual flush porcelain toilet suites

Chrome accessories

Shower screens: laminated clear glass, semi-frameless surround

Mirrors with polished edge - up to 900mm

3 in 1 exhaust / heat / fan

G20 Instantaneous gas HWS tempered to 50 degrees

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

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 front

Pantry: 4 x melamine shelves

LAUNDRY

45L stainless steel trough with cabinet

Flick mixer

¼ Turn washing machine taps

GARAGE (if applicable)

Cement sheet lining

Concrete slab

Panel lift doors with remotes



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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