



KOOKABURRA HOMES  
**STANDARD**  
**INCLUSIONS**  
CLASSIC HOMES



## KOOKABURRA HOMES

# STANDARD INCLUSIONS

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### 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

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### FRAME CONSTRUCTION

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

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### 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

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### EXTERNAL CLADDING

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

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### ROOF COVER

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

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### INSULATION

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

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### WINDOWS

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

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### LININGS

Walls and ceiling 10mm plasterboard  
55mm cornice

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### 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

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### 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

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## DOORS AND FURNITURE

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

Internal: Flush panel

Furniture: lever door handles

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## 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

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## 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

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## 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

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## 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

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## LAUNDRY

45L stainless steel trough with cabinet

Tapware from builders range

¼ Turn washing machine taps





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DISPLAY VILLAGE  
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MURRAY BRIDGE SA

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SALES OFFICE  
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