



**KOOKABURRA HOMES**  
Home Specifications  
Two Storey Homes

[kookaburrahomes.com.au](http://kookaburrahomes.com.au)

# Access Specification

Now Everyone Can Access A  
Quality Kookaburra Home

# Lifestyle Specification

Enhance Your New Kookaburra Home  
to Suit Your Lifestyle



# Our Home Specifications - Classic Homes

	<i>Access Spec</i>	<i>Lifestyle Spec</i>
<b>PLANNING AND GENERAL WORKS</b>		
Fixed price contract	✓	✓
3 month maintenance period	✓	✓
Council application and building fees	✓	✓
Working drawings, soil report and contour plans	✓	✓
Wind speed rated up to N3 (41m/s)	✓	✓
Mains electrical connection - up to 15 metres	✓	✓
Sewers and drain connections - up to 30 metres	✓	✓
Downpipes from gutter terminated at floor level	✓	✓
Mains water connection from meter - up to 15 metres	✓	✓
Two garden taps on house outside wet areas	✓	✓
<b>FOOTINGS AND FOUNDATIONS</b>		
Siteworks up to 300mm Crossfall	✓	✓
Footings included to 'S' Class classification	✓	✓
20 MPA concrete	✓	✓
Termite treatment collars to slab penetrations	✓	✓
Engineered footing design	✓	✓
Decks and verandahs	✓	✓
<b>FRAME CONSTRUCTION</b>		
2400mm high ceilings	✓	✓
H2 Termite Resistant Timber	x	✓
Trenched top and bottom plates	✓	✓
Engineered timber frames and trusses	✓	✓
<b>FLOOR CONSTRUCTION - Upper Level</b>		
19mm tongue and groove particle board flooring - Termiflor	x	✓
<b>ROOF COVER</b>		
Colorbond fascia, gutters and roof sheeting	✓	✓
22.5 degree pitch	✓	✓
450mm wide eaves	✓	✓
<b>EXTERNAL CLADDING</b>		
Panelized Colorbond horizontal cladding or Hardies fibre cement cladding: smooth or woodgrain	✓	✓
<b>INSULATION</b>		
External walls	R2.0	R2.5HD
Ceiling: R4 insulation batts	✓	✓
Sisalation foil to external walls	✓	✓
<b>BALCONY</b>		
Stainless steel posts and handrails with stainless steel wire	✓	✓

# Our Home Specifications - Classic Homes

WINDOWS	<i>Access Spec</i>	<i>Lifestyle Spec</i>
Powder coated aluminium sliding windows with fly screens	✓	✓
Locks to all windows	✓	✓
Obscure glass to bathroom, ensuite and WC	✓	✓
LININGS		
Walls and ceiling 10mm plasterboard	✓	✓
55mm cornice	✓	✓
Three coat wash and wear paint	✓	✓
JOINERY		
Architraves: 67 x 18mm single beveled MDF - painted	✓	✓
Skirtings: 67 x 18mm single beveled MDF - painted	✓	✓
Linen cupboard: 4 x melamine shelves	x	✓
Two Pack finish to linen doors and drawers	x	✓
Walk In Robe: Melamine shelf and hanging rail	✓	✓
Shelf bank to Walk In Robe	x	✓
Built In Robes and linen	x	✓
DOORS AND FURNITURE		
Entry/External: powder coated sliding door with screen or panel carved hinged door	✓	✓
Internal: flush panel	✓	✓
Furniture: lever door handles	✓	✓
ELECTRICAL		
Light and double powerpoint per room	✓	✓
2 x double powerpoints to kitchen	✓	✓
Single powerpoint to fridge	✓	✓
Smoke detectors hard wired battery backup	✓	✓
2x TV Point and 2x Phone Point	✓	✓
External power points to HWS and pump	✓	✓
External lights to exits	✓	✓
Earth leakage safety switch	✓	✓
TILING		
Kitchen: 600mm splashback	✓	✓
Bathroom / ensuite: 2100mm to shower, 600mm above bath	✓	✓
Bathroom / ensuite: 1200mm around walls	Skirt Tiles Only	✓
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	✓	✓

# Our Home Specifications - Classic Homes

LAUNDRY	<i>Access Spec</i>	<i>Lifestyle Spec</i>
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	✓	✓
Top of the range Blum motion soft close doors and drawer	✓	✓
Set of 4 Cutlery Drawers	✓	✓
Handles from Builders Range	✓	✓
Laminated Pantry	✓	✓
Stainless steel under bench oven and cooktop	✓	✓
Stainless steel rangehood	x	✓
Stainless steel dishwasher	x	✓
Overhead cupboards to fridge and cooktop run. 720mm high with bulkhead	x	✓
High gloss laminate bench tops	x	✓
Two Pack finish doors and drawers	x	✓
Pantry: 4 x melamine shelves	✓	✓
BATHROOM AND ENSUITE		
Vanity cupboard with drawer set up to 900mm, powder room wall to wall	✓	✓
Two Pack finish to vanity doors and drawers	x	✓
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	x	✓
M26 Instantaneous gas HWS for multiple bathroom designs	✓	✓
Pop up wastes to vanity basins	x	✓





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<b>ROOF COVER</b>		
Colorbond fascia, gutters and roof sheeting	✓	✓
22.5 degree pitch	✓	✓
450mm wide eaves	✓	✓
<b>BRICK WORK - Lower Level</b>		
Clay Bricks - builders range	✓	✓
Mortar: grey	✓	✓
Joints: raked	✓	✓
<b>EXTERNAL CLADDING - Upper Level</b>		
Texturecoat finish foam panel	✓	✓
<b>INSULATION</b>		
External walls	R2.0	R2.5HD
Ceiling: R4 insulation batts	✓	✓
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M26 Instantaneous gas HWS	✓	✓
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GARAGE (if applicable)		
Cement sheet lining	✓	✓
Concrete slab	✓	✓
Automatic panel lift door opener with remotes	x	✓



**MURRAY BRIDGE**

DISPLAY VILLAGE

30 Brinkley Road  
MURRAY BRIDGE SA

**ADELAIDE**

SALES & DESIGN CENTRE

142 Payneham Road  
STEPNEY SA

**MOUNT BARKER**

DISPLAY HOME

Lucerne Crescent  
ASTON HILLS SA

1300 000 228

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