



KOOKABURRA HOMES
Home Specifications
Two Storey Homes

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>
PLANNING AND GENERAL WORKS		
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	✓	✓
FOOTINGS AND FOUNDATIONS		
Siteworks up to 300mm Crossfall	✓	✓
Footings included to 'S' Class classification	✓	✓
20 MPA concrete	✓	✓
Termite treatment collars to slab penetrations	✓	✓
Engineered footing design	✓	✓
FRAME CONSTRUCTION		
2400mm high ceilings	✓	✓
H2 Termite Resistant Timber	x	✓
Trenched top and bottom plates	✓	✓
Engineered timber frames and trusses	✓	✓
FLOOR CONSTRUCTION - Upper Level		
19mm tongue and groove particle board flooring - Termiflor	x	✓
ROOF COVER		
Colorbond fascia, gutters and roof sheeting	✓	✓
22.5 degree pitch	✓	✓
450mm wide eaves	✓	✓
EXTERNAL CLADDING		
Panelized Colorbond horizontal cladding or Hardies fibre cement cladding: smooth or woodgrain	✓	✓
INSULATION		
External walls	R2.0	R2.5HD
Ceiling: R4 insulation batts	✓	✓
Sisalation foil to external walls	✓	✓
BALCONY		
Stainless steel posts and handrails with stainless steel wire	✓	✓
CCA decks and verandah under main roof	✓	✓

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 to internal walls	✓	✓
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	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	✓	✓
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	✓
Laminate bench tops	Matt Finish	High Gloss Finish
Two Pack finish doors and drawers	Laminate Finish	✓
Pantry: 4 x melamine shelves	✓	✓
BATHROOM AND ENSUITE		
Vanity cupboard with drawer set	✓	✓
Two Pack finish to vanity doors and drawers	Laminate Finish	✓
Acrylic bath approximately 1500mm	✓	✓
Quality tapware from builders range	✓	✓
Dual flush porcelain toilet suites	✓	✓
Chrome accessories	✓	✓
Shower screens: laminated clear glass, semi-frameless surround	✓	✓
Acrylic or tiled shower base	✓	✓
Mirrors with polished edge - up to 900mm	✓	✓
3 in 1 exhaust / heat / fan	Exhaust Fan	✓
M26 Instantaneous gas HWS for multiple bathroom designs	✓	✓
Pop up wastes to vanity basins	x	✓



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ROOF COVER		
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22.5 degree pitch	✓	✓
450mm wide eaves	✓	✓
BRICK WORK - Lower Level		
Clay Bricks - builders range	✓	✓
Mortar: grey	✓	✓
Joints: raked	✓	✓
EXTERNAL CLADDING - Upper Level		
Texturecoat finish foam panel	✓	✓
INSULATION		
External walls	R2.0	R2.5HD
Ceiling: R4 insulation batts	✓	✓
Sisalation foil to external walls	✓	✓
BALCONY (design specific)		
Stainless steel posts and handrails with stainless steel wire	✓	✓
Tiled balcony	✓	✓

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Two Pack finish to vanity doors and drawers	Laminate Finish	✓
Acrylic bath approximately 1500mm	✓	✓
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M26 Instantaneous gas HWS	✓	✓
Pop up wastes to vanity basins	x	✓
GARAGE		
Walls and ceilings 10mm plasterboard	✓	✓
Concrete slab	✓	✓
Panel lift door	✓	Automatic with remotes



MURRAY BRIDGE

DISPLAY VILLAGE &
SELECTIONS CENTRE

30 Brinkley Road
MURRAY BRIDGE SA

ADELAIDE

SALES & DESIGN CENTRE

142 Payneham Road
STEPNEY SA

MOUNT BARKER

DISPLAY HOME

Lucerne Crescent
ASTON HILLS SA

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