

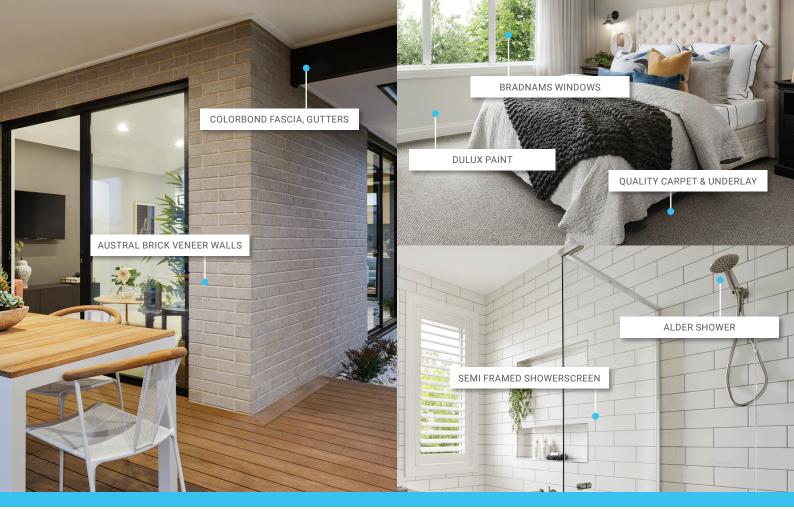
Standard Inclusions

A Premium Standard you can expect.

From the base construction to the roof and everything in between, the products you can see & touch to the ratings and warranties that give you piece-of-mind, our inclusions surpass the ordinary.

Experience the benefits of our Premium Standard Inclusions, that others might call 'upgrades', when you build with Beachwood Homes.





Style, luxury and convenience are built into every Beachwood home, inside and out, with our inclusions that exceed expectations.

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Engineered soil test & feature site survey

Detailed technical construction drawings

Complete engineered structural design

6-star energy rating report and compliance on any orientation

Bushfire report and assessment (BAL)

Harmony Gallery custom colour selection consultation

Home owners warranty insurance policy

Building permit & relevant fees

Asset protection fees & associated bond

GENERAL

25-year structural guarantee

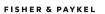
12-month maintenance period after handover

Detailed site and house clean prior to handover















Comprehensive 6-star energy rating report

Full vapour permeable sisalation wrap to external walls

Fibreglass insulation batts to ceilings and walls to comply with rating requirements

Double glazed windows throughout

Sealed door frames to all external doors

Draft stoppers to all ceiling exhaust fans

SERVICES & CONNECTIONS

Relevant water authority and sewer application fees

Connection of sewer & stormwater to point within allotment

Single phase electricity supply from underground pit to meter box

Mains natural gas connection (if available)

Telstra phone underground service line fitted off & ready for account connection by occupier

Water connection from mains meter to dwelling including two external taps

BASE CONSTRUCTION

Excavation and soil removal for up to 300mm of fall across site

Engineered waffle concrete slab construction to 'H' class soil classification

Termite protection to all slab penetrations and the entire perimeter of dwelling

GARAGE CONSTRUCTION

Integrated concrete slab with step down from dwelling

'Colorbond' sectional overhead door with automated lifter and remote controls

Tempered hardboard door to Garage External access door with 'Gainsborough' hardware

Flush panel door to Garage Internal access door fitted with 'Gainsborough' hardware

Painted cladding infill above Garage sectional door to Front façade

INTERIOR FINISHES

2400mm (8'0") ceiling heights to dwelling (First floor for Double-Storey)

CSR' Plasterboard (10mm) to all internal walls fitted with 75mm cove cornice

'Corinthian' flush panel doors throughout including robes

'Gainsborough' lever door furniture to all internal doors

'Corinthian' architraves and skirting 67mm x 15mm with single bevel profile

'Beaumont Tiles' ceramic floor tiles to Entry and Kitchen areas

Quality carpet and underlay to all remaining internal floor areas

Robes to all Bedrooms with single white melamine shelf and single chrome hanging rail

Linen cupboard with four white melamine shelves

'Dulux Wash & Wear' paint, 3 coats to walls & 2 coats of matt to ceilings

ELECTRICAL

Batten light holder fittings with shades and globes throughout

'Clipsal Iconic' range power points and switch plates throughout

Telephone point (one for single-storey, two for double-storey)

One free to air TV point

External double flood light (one for single-storey, two for double-storey)

Exhaust fans to Ensuite and Bathroom showers

Hard wired smoke detectors

Residual-current device (RCD) safety switches to meterbox

EXTERIOR FINISHES

Machine Grade Pine (MGP10) timber frame and beams/lintels as per design

Brick veneer walls with 'Austral' range bricks

Brick infills over windows to Front facade, painted cladding infill over remaining openings

'Bristile' low profile concrete roof tiles with a 22.5 degree roof pitch

'Colorbond' metal fascia, quad gutters and downpipes

'Bradnam's Windows' clear glazed aluminium windows

'Corinthian' feature Front door with clear glazing and with 'Gainsborough' lockable hardware

Laundry door fully glazed with lockable lever hardware

HOT WATER & HEATING

Chromagen' gas continuous flow hot water system, housed within a recess box

'Bonaire' Gas ducted heating with ceiling outlets to Bedrooms and all Living areas

LAUNDRY

White powder coated stainless steel 45 litre laundry trough unit

'Alder' chrome mixer tapware to trough

'Beaumont Tiles' ceramic floor and skirting tiles

'Beaumont Tiles' ceramic wall tiles above trough unit

'Alder' washing machine hot and cold taps

KITCHEN

'Fisher & Paykel' 600mm wide stainless steel electric under bench

'Fisher & Paykel' 600mm wide stainless steel gas cooktop

Dishwasher provisions (water point and power point)

'Fisher & Paykel' 600mm wide slide out rangehood

'Argent' Format double bowl sink with drainer and 'Alder' mixer tapware

'Formica' laminate benchtops with Squareform edge

'Formica' coloured laminate overhead cupboards above Appliance benchtop

'Formica' coloured laminate base cupboards

'Beaumont Tiles' ceramic wall tiles to splashback area

'Metabox' soft-close cutlery drawers to Island bench

'Metabox' soft-close pot drawers next to Kitchen oven

BATHROOM, ENSUITE & W.C.

'Formica' laminate benchtops with Squareform edge

'Formica' coloured laminate vanity unit

Square vitreous china inset basins with pop up wastes

Close coupled white toilet suites with soft close seats

'Decina' sanitary grade white acrylic Bath

Beaumont Tiles' ceramic wall, floor and skirting tiles to Bathroom, Ensuite and W.C.s

Tiled shower bases to Bathroom and Ensuite

Semi framed shower screens with pivot door and clear safety glass

Polished edge silver mirrors to entire width of vanity unit

'Alder' chrome hand held shower outlet and mixer tapware to basins, bath and showers

'Alder' towel rails and toilet roll holders

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Choose your selections and make your home uniquely yours at our selection gallery



Your Harmony Gallery Selections Appointment

As an exclusive service to Beachwood home buyers, you get a private one-on-one appointment with a professional Interior Design and Technology Specialist who will assist you in choosing your inclusions selections from our wide range of products.

Harmony Gallery Open Days

Throughout the year (when restrictions permit) we open our Harmony Gallery to the public so you can browse our selections. Like our Facebook page to be notified about upcoming events.













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