

*Grenache*

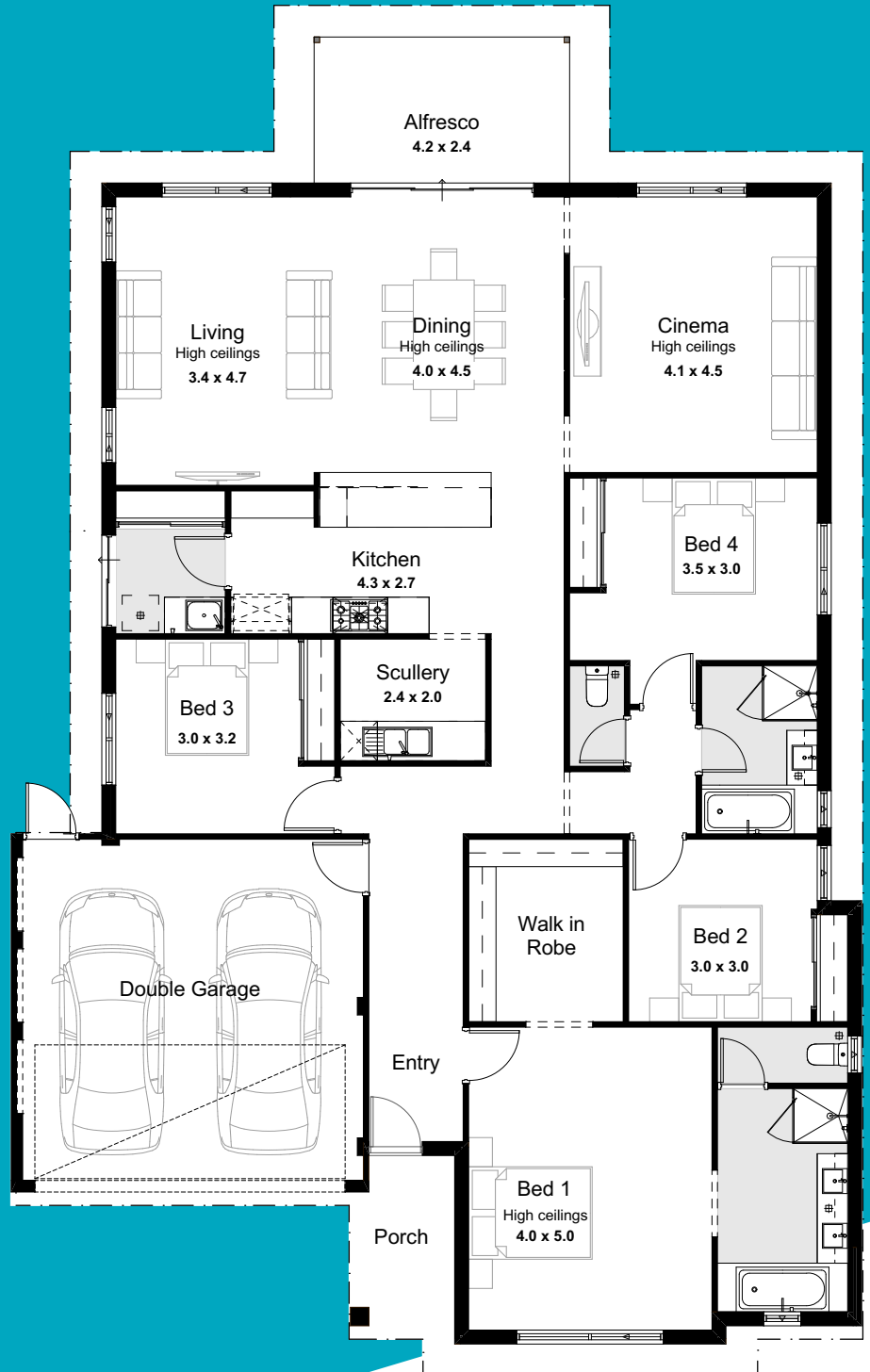


**be** **INSPIRED**  
INSPIRED  
HOMES

# Grenache

4  2  2 

- Stunning contemporary front elevation
- Acrylic texture coat render, where applicable
- Huge scullery with open plan kitchen, living and dining
- High ceilings to living, dining, kitchen & bedroom 1
- Large multipurpose room
- 4 bedrooms
- Entertainer's dream
- Quality European inspired 900mm stainless cooking package (includes hotplate, oven & canopy RH)
- Luxury master suite
- Tiling to wet areas
- LED down lights
- Plenty of room for families



Total Area of Home: 240.71m<sup>2</sup>  
Min Lot Width: 15m



Display Home Location:  
32 Entwistle Way, Aveley

# Inspired ESSENTIALS SPECIFICATION

## THE INSPIRED GUARANTEE!

- ✓ WA owned & operated independent builder
- ✓ MBA & HIA multi-award-winning builder
- ✓ HIA WA Excellence In Service Winner
- ✓ HIA Australia Housing Award Winner
- ✓ HIA lump sum fixed price building contract
- ✓ HIA Housing Indemnity Insurance
- ✓ 6 months (180 day) maintenance period
- ✓ Lifetime structural guarantee
- ✓ Energy efficiency designs & report
- ✓ Site contour and feature survey
- ✓ Site re-peg and house set out
- ✓ Engineers site report
- ✓ Full working drawings

## THE 'INSPIRED' EXTRAS

- ✓ LED down-lights as per plan
- ✓ Oyster lights as per plan from builder's range
- ✓ High ceilings as per plan & subject to design
- ✓ Complimentary upgrade to premium aluminium framed mirrored sliding doors to robes
- ✓ Acrylic texture coat render, where applicable
- ✓ European inspired appliances, as per plan
- ✓ 11 sheets of mosaics per dwelling from builder's range, where applicable

## GENERAL

- ✓ Full under slab & perimeter hand sprayed chemical termite treatment to BCA
- ✓ Engineer designed concrete slab & footing
- ✓ Engineer designed concrete suspended slab, if applicable
- ✓ Double clay brick construction, unless otherwise specified
- ✓ or EPS cladding with acrylic render, as per plan
- ✓ Standard sewer, water, gas & power connections
- ✓ AUS standard H2 blue pine treated timber roof with protection against European House Borer
- ✓ Builders final clean for handover

## EXTERNAL

- ✓ Acrylic texture coat render to front elevation or 2C Midland Brick face bricks from Manor range
- ✓ Colorbond or roof tiles, as per plan
- ✓ Colorbond gutters, fascia & down pipes
- ✓ Hardiflex lining to all eaves
- ✓ Hardiflex ceiling finish to Alfresco, Porch, Garage & Balcony, if applicable
- ✓ Quality aluminium powder coated windows & sliding doors with security key locks
- ✓ Fly screens to standard windows and doors
- ✓ Hume Newington solid or clear glazed entry door from XN range (selected profiles only)

## EXTERNAL CONT...

- ✓ Flush duracoat solid core to shopper door
- ✓ Fibreglass external door to exposed areas
- ✓ Flush duracoat hollow core to internal doors
- ✓ Gainsborough Trade Pro Series door furniture
- ✓ Painting to eaves, doors, door frames & meter box
- ✓ Rinnai 26L builders continuous flow hot water system
- ✓ Single phase power connection with RCD electrical safety switch
- ✓ Telstra lead in system with one mounting block
- ✓ 25mm conduit with blank plate and labelled with service providers details ready for telecommunications (no box or connection is included)
- ✓ Builder's range of Midland Brick Masterpave Granite Collection paving as per plan (excludes crossover)
- ✓ Glass balustrade with powder coated aluminium frame to external balconies & stairs, if applicable (from builder's standard range)
- ✓ Porcelain non-slip floor tiles to balcony with under tile waterproofing, if applicable
- ✓ Flush fit pelmet Centurion garage door from builder's standard range, with 2 hand-held & 1 wall mounted remote
- ✓ Concrete hardstand to the garage
- ✓ 2 x 20W architectural batten LED lights to garage
- ✓ Up to 3 external bunker lights where applicable
- ✓ 2 external garden hose taps

## INTERNAL

- ✓ R4.1 insulation to ceiling, including garage
- ✓ Plasterboard ceiling lining with 75mm coved cornice
- ✓ Float & white set plaster finish to all internal walls
- ✓ Corner casing beads to all external corners of internal trafficable areas only (not including window & door reveals)
- ✓ Internal painting to ceilings, cornice, door frames and doors (excluding internal walls)
- ✓ Pre-primed flush panel internal doors
- ✓ Gainsborough Trade Pro Series door handles
- ✓ Privacy sets to Bathrooms, Ensuite, WC's
- ✓ Built-in-robos with melamine edge shelf & rail
- ✓ Linen and pantry with 4 edged shelves
- ✓ CLIPSAL Iconic light switches
- ✓ Powerpoints throughout, as per plan
- ✓ 2 hard wired smoke detectors
- ✓ 1 TV point
- ✓ 1 dual data point for NBN compliance
- ✓ Glass balustrade with powder coated aluminium frame to internal staircase & landing, where applicable

## INSPIRATIONAL KITCHENS

- ✓ Quality European inspired stainless cooking package including hotplate, oven & canopy RH
- ✓ 20mm engineered stone bench tops to Kitchen
- ✓ Porcelain wall tiling to splash back, including returns from builder's range
- ✓ Laminate cupboards with soft closers to drawers and cupboards
- ✓ Selection of stylish cabinet handles from builder's range
- ✓ Bank of 4 drawers with cutlery insert
- ✓ Stainless steel double bowl single drainer inset sink
- ✓ European inspired flick mixer
- ✓ Dishwasher recess includes cold tap & single GPO

## INSPIRATIONAL BATHROOM, ENSUITE, LAUNDRY, WC's & POWDER ROOMS

- ✓ 30mm post-form laminated bench tops to vanities
- ✓ Laminate cupboards, including soft closers
- ✓ Selection of stylish cabinet handles to all doors from builder's range
- ✓ Luxury above counter vitreous china designer basins
- ✓ Chrome plated tap ware & mixers throughout
- ✓ Semi frameless pivot shower door & screens
- ✓ Framed mirror to width of vanity
- ✓ Luxury vitreous china toilet suites
- ✓ Acrylic bath to bathroom, where applicable
- ✓ Chrome plated floor & shower waste and washing machine taps
- ✓ Porcelain tiling to floors, 2m high wall tiling to shower recesses, 1 row above bench top and tiled skirting
- ✓ Chrome plated 600mm single towel rail or towel ring and toilet roll holder
- ✓ 45 Litre stainless steel inset trough and cabinet
- ✓ Hobless shower to bathrooms
- ✓ Flumed exhaust fan to Bathroom, Ensuite & WC
- ✓ Aluminium frame with vinyl inserts to laundry sliding linen





## FINANCE

We offer a range of financial solutions for all our clients, to ensure a tailored financial plan that works for you.



## INSPIRE

This is where we take all of your wish list ideas and make them a reality! With an extensive choice of products available you are sure to be INSPIRED!



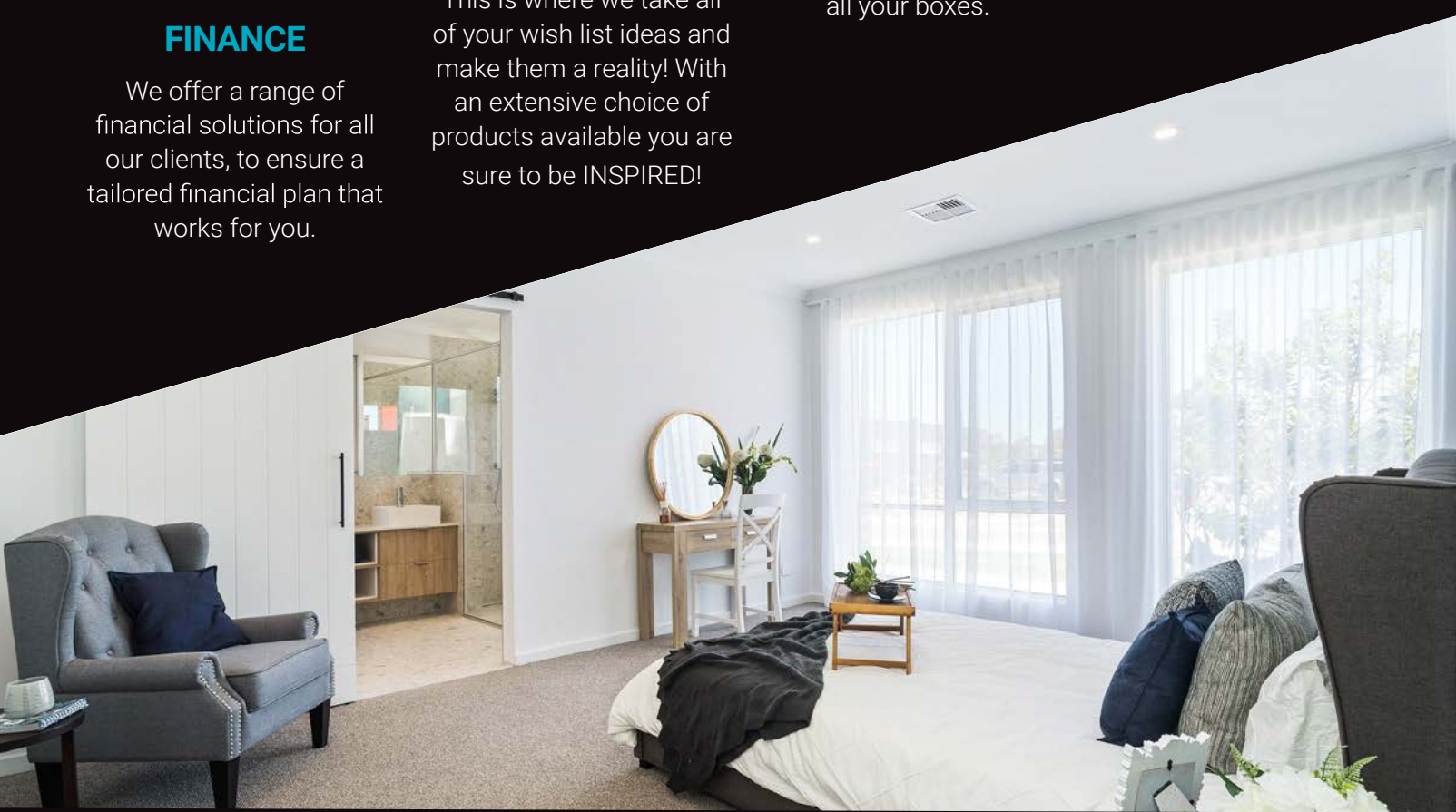
## DESIGN

Our multi-award-winning designers will ensure your home is designed to tick all your boxes.



## CREATE

Be INSPIRED by our high quality finishes and fixtures, and our 'Built Complete' options.



Office/Showroom: Unit 1, 69 Distinction Road Wangara WA 6065 Office: (08) 9303 9985 Sales Line: (08) 6365 3771

**Rinnai**



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