# The ASPECT

ESSENCE

4 BED | 2 BATH | 2 GARAGE | 12.5M BLOCK

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Your **first choice**

# A fresh design delivering outstanding value

The Aspect Essence features the same elevation as the display home, making a striking statement with its distinctive skillion roof.

Inside, you will find spaces that are designed with the everyday family life in mind. The first floor features a dedicated kids zone with a loung and play area and three separate bedrooms.

The ground-floor master suite offers a private retreat, complete with a generous walk-in robe and an elegant ensuite, a comfortable space for relaxation.

At the centre of the home, the spacious open-plan layout seamlessly integrates the kitchen, dining, and lounge areas, providing a flexible space perfect for family connection and entertaining guests. The kitchen is thoughtfully designed with a functional scullery that offers direct, convenient access to both the laundry and garage.

The Aspect Essence offers families essential features in a budget-friendly option, while maintaining the modern design and functional layout that make The Aspect Display Home a favourite.

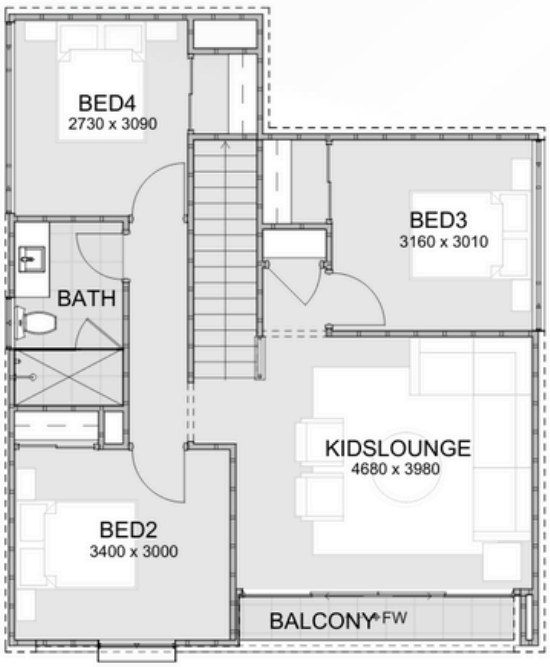
# The ASPECT

## ESSENCE

4 BED | 2 BATH | 2 GARAGE | 12.5M BLOCK

| | |
|---|---|
| House -Ground | 120.400m2 |
| House - Upper | 73.633m2 |
| Garage | 32.913m2 |
| Alfresco | 14.370m2 |
| Balcony | 4.338m2 |
| Porch | 3.036m2 |
| **Total** | **248.690m2** |

GROUND FLOOR
1:100




UPPER FLOOR
1:100

# Standard The One Specification

**GENERAL INCLUSIONS**
- Housing Industry Australia (HIA) fixed pricecontract
- Full working drawings and addenda for local authority submissions
- Full builder's indemnity insurance
- Site contour survey
- Independent structural inspection to all upperfloor frames (double storey designs)
- Structural site report and engineer certified working drawings
- Council approved energy efficiency report
- Shire building permit fees and standard Water Corporation fees
- Allowance for sewer run in (10m past last connection point)
- Allowance for water run in (6m past last fixture)
- Gas allowance to meter box for ATCO run in and connection
- 25 degree roof pitch*
- COLORBOND® custom orb steel roof, gutters, fascia and downpipes
- H2 treated pine roof (Blue Pine)
- 30c ceiling height to ground floor including alfresco and 27c ceiling height to garage*^
- Porch ceiling height as per plan
- 28c ceiling height to upper floor includingbalcony
- Plasterboard ceiling internally with 75 mm cove, aria or symphony cornice
- Plasterboard ceiling to garage, porch, portico and alfresco with 75mm coved cornice*^
- White set hard wall plaster to ground floor
- Metal corner beads to trafficable walls
- R4 insulation to ceiling throughout
- Full perimeter termite treatment
- Double brick construction to ground floor
- 2 course face brick, with rolled cream mortar joints from builder's range to ground floor
- Feature elevation as per plan
- Acrylic render to ground floor front elevation (1 colour as standard)*
- Extent of eaves as show on plan, with painted fibre- cement lining
- Remote sectional door to garage with 3 remotes from builder's range
- Full paint finish internally and externally (excluding internal walls)
- Feature concrete brick paving to porch, alfresco and driveway (max 6m long)
- 2 outdoor garden taps with non-return valves
- Energy compliant self-closing flumed exhaust fans to ensuite, bathroom and WC
- Rinnai® high efficiency instantaneous gas hotwater system

**DOOR AND WINDOW**
- Feature aluminium 920mm or 1200mm (w) 27c hinged entry door with clear or translucent glass as per plan
- Front entry door handle to suit aluminium door
- Garage entry door furniture from builders range
- Lever handles to all internal doors from builder's range
- Privacy latches to ensuite, bathroom and WC (where applicable)
- Painted 25c regal metal door frames throughout
- Painted 25c flush panel internal doors from builder's range
- Choice of mirror or vinyl doors to all sliding robes and sliding linen cupboards
- Powder coated aluminium window frames and sliding doors with raised heights (27c) to ground floor
- Flyscreens to all awning and sliding windows and sliding doors
- Keyed vent locks to all sliding windows
- Obscured glazing to bathrooms, ensuite, WC and powder room (where applicable)

**KITCHEN (INCLUDES SCULLERY WHERE APPLICABLE)**
- 20mm stone bench top from builders range
- 300mm overhang to breakfast bar*
- ABS edging and soft closers to drawers and cupboards from builder's Formica velour range
- Drawer and cupboard handles from builder's range
- Feature overmount stainless steel sink with feature chrome mixer tapware
- 2x 600mm Smeg fan-forced under bench electric ovens or
- 1x 900mm Smeg fan-forced under bench electric oven
- 900mm Smeg 5 burner gas cooktop
- 900mm Smeg canopy flumed rangehood
- Bank of 4 cutlery drawers (450mm)
- 700mm high tiled splash back to behind hotplate with 200mm high splash back to remainder (from builder's standard range at $44/m2 PC)
- Dishwasher recess with plumbing and electrical provisions

**BALCONY (if applicable)**
- Ceramic floor tiles up to 300x300mm (builder's range $44/m2 PC)
- Vista powder-coated aluminium / glass framed balustrade and powder coated handrails (where applicable)
- Square chrome floor waste
- Plasterboard ceiling to Balcony with 75mm cove cornice.

**ELECTRICAL**
- Three phase power (excluding power run in)
- RCD earth leakage safety circuits as required
- Double power points throughout the home (1 per room)
- Provision for National Broadband Network connection
- NBN 3 point pack (1 x TV, 1 x Data and 1 x Phone Point)
- 1 x single power point to dishwasher recess
- 1 x standard bayonet light point to each room
- 1 x two-way switch (to double storey designs)
- Modern light switches in choice of grey or white
- External lights to porch, laundry and alfresco^
- Telecommunications conduit (when located next to power dome and within 30m of meter box)
- Minimum of 2 hard wired smoke detectors

**ENSUITE, BATHROOM, TOILET & LAUNDRY**
- 20mm stone bench tops from builder's range
- Hob-less showers throughout
- ABS edging and soft closers to cupboards from builder's Formica Velour range
- Drawer and cupboard handles from builder's range
- Frameless mirrors to full width of vanity cupboards
- Choice of feature inset vanity basins from builder's range
- Feature tapware from builder's range in black, chrome or brushed nickel (Laundry tap in chrome only)
- Choice of feature close coupled wall faced china toilet suite with soft closing seat from builder's range
- Clear glass semi-frameless pivot doors to showers*
- 2000mm high tiling to showers (from builder's standard range at $44/m2 PC)
- Choice of feature 1525mm or 1690mm bath to bathroom from builder's range
- Stainless steel inset trough and cupboard to laundry from builder's range
- Square chrome floor wastes, where applicable
- Ceramic floor tiles up to 300x300mm with wall tiles upto 200 x 600mm to builder's range (builder's range $44/m2 PC)
- Feature towel rail, toilet roll holder and towel ring (where applicable) from builder's range

**SECOND STOREY**
- Vista powder-coated aluminium / glass framed balustrade and powder coated handrails (where applicable)
- Ceiling white paint to second storey dry-lined walls and feature bulkheads where applicable
- Anti-fall kid safety screens to all openable windows
- Storm sill to all windows

^Only if alfresco is included in design *Unless otherwise noted. Images are for illustrative purposes only. The following items are not included in The One specification: internal wall painting, window treatments, decorator items, built in furniture, dishwasher, microwave oven, display home music and security system, fencing, landscaping, display home paving locations and selections, letterbox, gate, custom fit outs to master suite walk in robes (a shelf and hanging rail will be installed). The builder reserves the right to substitute products of a similar value when items become obsolete or are unavailable. Changes may occur without notice. This specification is current as of the 25/06/2025. BC13521