The HAMILTON

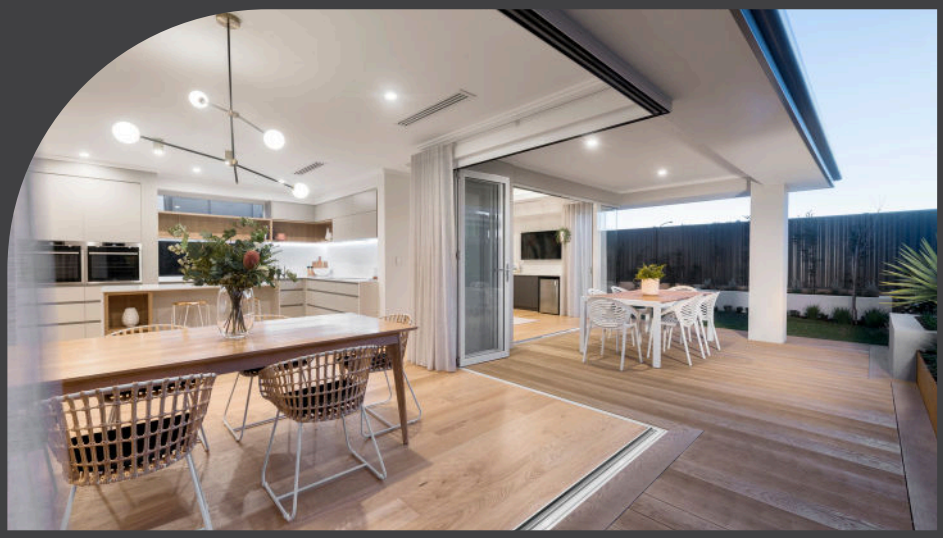
PLATINUM + DISPLAY

3 BED | 2 BATH | 2 GARAGE | 10M BLOCK

101

Your **first choice**

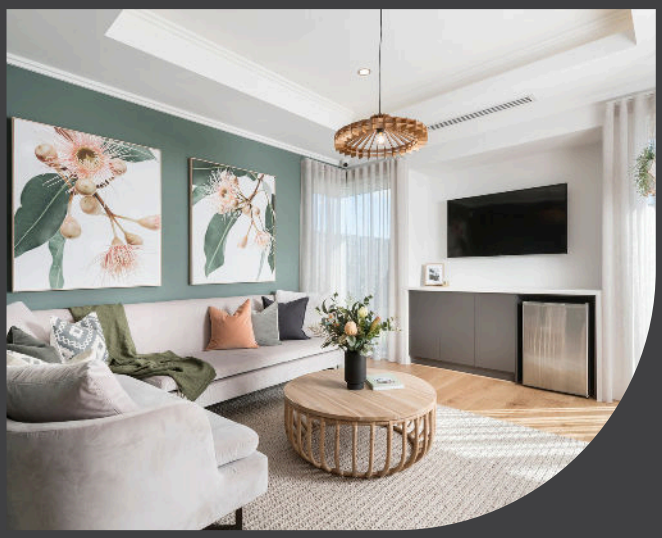
Earthy tones MEET MODERN LINES



This sophisticated representation of earthy tones and woody hues will transport you home. This extremely modern design partnered with sharp architectural flair shows that to be ahead of the game; only the best will do.

Coupled with a grand elevation and spacious living areas, you will feel right at home in this architectural paradise.

As the summer nights draw nearer, enjoy picturesque sunsets on the alfresco.



The Hamilton delivers an entertainers dream within two stories of impeccably positioned bedrooms, storage and living areas

The open kitchen embodies a wealth of space for storage and the island bench is perfect for any master chef.

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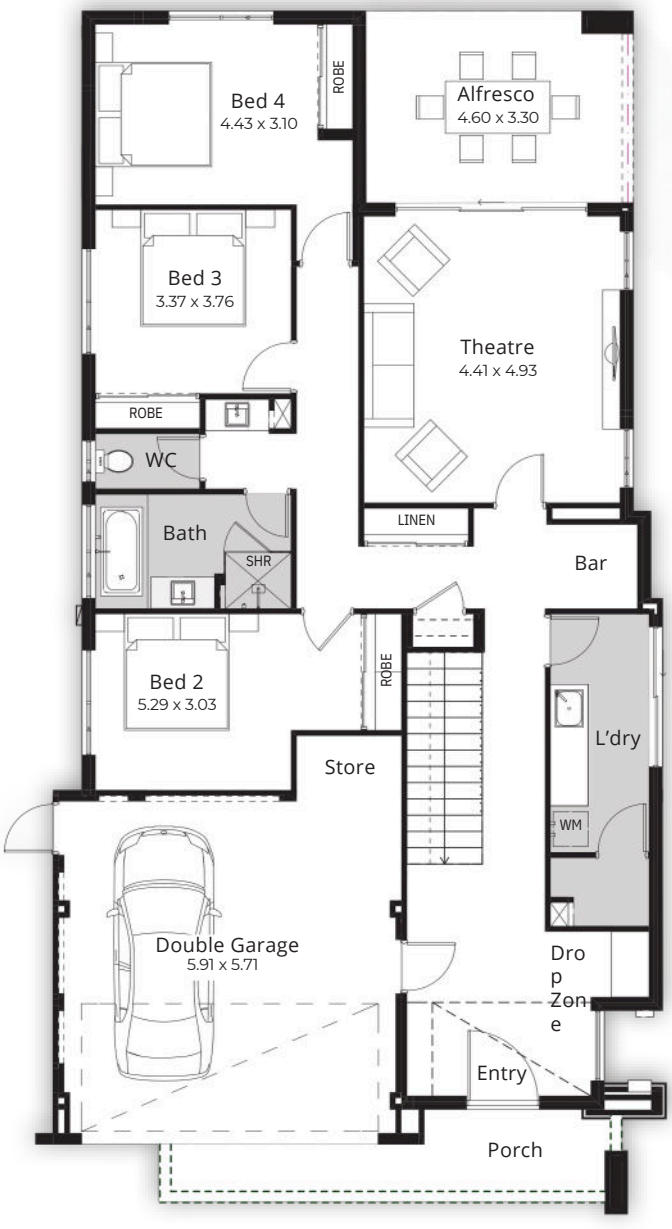
House -Ground	116.503m2
House - Upper	98.615m2
Garage	35.517m2
Alfresco	12.110m2
Porch	5.276m2
Total	**268.021m2**



GROUND FLOOR

UPPER FLOOR

Standard Platinum inclusions

GENERAL INCLUSIONS

- Housing Industry Australia (HIA) fixed price contract
- Full working drawings and addenda for local authority submissions
- Personalised interior design consultation
- Full builder's indemnity insurance
- Site contour survey
- Independent structural inspection to all upper floor 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
- Daiken® ducted reverse cycle – air conditioning with eZone controller
- 25 degree roof pitch*
- COLORBOND® custom orb steel roof, gutters, fascia and downpipes
- H2 treated pine roof (Blue Pine)
- 31c ceiling height to ground floor including alfresco and 31c ceiling height to garage*^
- 31c ceiling height to upper floor
- Plasterboard ceiling internally with 75 mm cove, aria or symphony cornice
- Plasterboard ceiling to garage, 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 and rear 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 hot water system

DOOR AND WINDOW

- Feature aluminium entry door
- Front entry door handle as displayed
- 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 28c modular metal door frames throughout
- Painted 28c feature 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)

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 Laminex 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 up to 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

KITCHEN (INCLUDES SCULLERY WHERE APPLICABLE)

- 20mm stone bench top from builders range
- 300mm over-hang to breakfast bar*
- ABS edging and soft closers to drawers and cupboards from builder's Laminex velour range
- Drawer and cupboard handles from builder's range
- Feature undermount slimline stainless steel sink with feature mixer in black, chrome or brushed nickel
- 900mm Smeg® free standing cooker
- 900mm Smeg® integrated 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 integrated with plumbing and electrical provisions

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

SECOND STOREY (IF APPLICABLE)

- Balustrade and powder coated handrails as displayed
- 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 01/11/2023. BC13521