

# omega28



## Specification and Features

Display Home Specification

### Structural

2590mm ceiling to ground floor with 22.5 degree roof pitch	Included
25 degree roof pitch, as displayed	\$480

### Windows / Doors / Door Furniture

Corinthian Madison Series PMAD101 as displayed or a choice of clear glazed PMAD102 or PMAD104 920mm Entry Door with clear glazed sidelights	Included
Aluminium Entertainer 3600mm bi-parting sliding doors to Family Room, as displayed	Included
Corinthian Flush Panel Internal Doors, as displayed	Included
Double 720mm Corinthian Flush Panel Doors to Master Bedroom Entry	Included
Double 820mm Flush Panel Doors to Robes in Bedrooms 2, 3 & 4	Included
Sliding Wardrobe Doors to Bed 2, 3 & 4 as displayed, in lieu of Flush Panel Doors	\$510
Commercial Inspired Picture Window to Kitchen over cooktop, as displayed	Included
Large Glass Aluminium Sliding external laundry door, as displayed	Included
Front Entry Door Furniture - Gainsborough Single Cylinder deadbolt and 700 Series lever set, as displayed	Included
Internal Hinged Door Furniture - Gainsborough 700 series Internal Lever sets and 25mm diameter cylinder knobs, as displayed	Included

### Garage

B&D Panelmasta Sectional Overhead Garage door in a choice of Classic, Caprice or Contemporary styles, as displayed	Included
Brick Infill including Galvanized Steel Lintel above Sectional Overhead Garage Door, as displayed	Included

### External Works

Extensive Choice of Category One Austral bricks with raked natural mortar and Bristle Traditional Style roof tiles	Included
Upgrade bricks to Austral Category 2 (Nougat colour) with off white mortar, as displayed	\$930
Upgrade roof tiles to Bristle Designer Style (Ghost colour) for 25 degree roof pitch, as displayed	\$1,240
Colorbond Contour Fascia, Quad Gutter & Downpipes (from standard colour range), as displayed	Included
Brick infill's above all windows, as displayed	Included

### Internal Works

75 mm cornice, as displayed	Included
Corinthian 67mm x 12 square skirting and 42mm x 12mm double pencil round architraves, as displayed	Included
Cupboards to Entry passageway with Three 520mm Corinthian Flush Panel Doors, as displayed	Included
Central Entry to Lounge with bulkhead above	Included
Feature 1000mm wide translucent glass window with 1200 wide Entry to Lounge, as displayed	\$680

### Floor Coverings

Ceramic floor tiles to Ensuite, Bathroom, Powder Room and Laundry Areas (Note: Includes tiles up to 300mm x 300mm from Beaumont Tiles 'Silver' Category)	Included
Upgrade to Beaumont Tiles Premium honed floor tiles to Ensuite, Bathroom, Powder Room and Laundry, as displayed	\$1,680
Polished Porcelain (factory pre sealed) floor tiles to Entry, Meals and Family Room Areas, as displayed	\$12,640
Cut Pile Plush Carpet to Bedrooms, WIR's, Rear Passageway and Lounge as displayed	\$3,290

### Kitchen

European inspired low line cabinetry above splashback with 40mm shelves, as displayed	Included
Joinery built quad cupboard cabinetry to pantry with matching laminate doors, as displayed	Included
Featured circular stainless steel legs to island benchtop, as displayed	
Stainless steel look kicker panels to base cabinets, as displayed in lieu of standard laminate	\$330
Pot Drawers, as displayed	Included
Feature dropped ceiling and square set plasterboard to bulkhead, as displayed	\$480
Beaumont Tiles Silver Category Tiling to splashback	Included
Glass Mosaic Halo Clouds to splashback as displayed, in lieu of Silver category ceramic tiles	\$1,180
Contemporary 20mm Essa Stone Quartz Bench Tops with pencil round edges (Category 1)	Included
Deep Fridge Recess - 900mm wide x 800 deep	Included
Abey PR 175 Stainless Steel 1 <sup>3/4</sup> bowl kitchen sink	Included
Mizu 1500 Single Lever Kitchen Sink Mixer, as displayed	Included

cont. overleaf

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**Appliances**

Baumatic BA92SS cooktop, 75 litre BAO6011 inbuilt, side opening oven and 90cm canopy rangehood	Included
Dishwater cold water point, single power point and waste outlet provision	Included
Baumatic BAD 6002 Dishwasher, as displayed	Included
Baumatic Microwave Oven with Fully Integrated stainless Steel Trim Kit, in lieu of white laminate microwave space	\$668

**Ensuite, Bathroom and Powder Room Fit out**

Premium Laminex laminate bench tops & vanity units to ensuite vanity, powder room vanity and bathroom, as displayed	Included
Imperial Ware Wesley Toilet Suites - full vitreous china bowl and cistern, as displayed	Included
Imperial Ware Arena 420 vitreous china vanity basins with Mizu 1500 sink mixers as displayed and Imperial Ware Mini Powder Room Basin with full chrome trap to powder room and Mizu 1500 basin mixer, as displayed	Included
Mizu 1500 Single Towel Bar to Ensuite and Bathroom, Guest Towel Holder to Powder Room and Toilet roll holders to Ensuite, WC and Powder Room	Included
Polished Edged full height Silver Mirrors, as displayed	Included
Ceramic wall tiles to Ensuite, Bathroom and Laundry above the sink (Note: Includes tiles up to 300mm x 300mm from Beaumont Tiles 'Silver' Category)	Included
Upgrade to Beaumont Tiles premium honed wall tiles in Ensuite, Bathroom and Laundry above the sink, as displayed in lieu of 'Silver' Category Tiles	\$590

**Ensuite Configuration**

1200mm x 900mm shower with tiled shower base and Bermuda tile waste, 2000mm Euro shower screens Phoenix Sonata slide rail shower head and Mizu 1500 shower mixer, as displayed	Included
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**Bathroom and Powder Room Configuration**

1200mm x 900mm tiled shower, Bermuda tiled waste outlet, 2000mm Euro shower screens with a Phoenix Sonata slide rail shower head and Mizu 1500 shower mixer as displayed alongside a 1675mm Decina Carina bath with Swivel outlet and Mizu 1500 bath mixer, as displayed	Included
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**Laundry Configuration**

Milena Contour Cabinet and 45 litre stainless steel bowl with Base sink mixer	Included
Premium Laminex Laminate benchtop to laundry with two underbench cupboards, 45litre Lakeland stainless steel drop in sink with Base sink mixer, as displayed . Includes additional double power point and extended tiling to laundry benchtop from Beaumont Tiles 'Silver' Category ('Gold' Category tiles on display)	\$760

**Heating Cooling**

Braemar TH320 gas ducted heating to 8 points with electronic, programmable thermostat.	Included
Ducted reverse cycle air conditioning including remote control electronic, programmable thermostat and three phase power, as operational in the display home	\$10,740

**Hot Water Service**

Continuous, gas boosted, solar panelled, 5-Star energy compliant with North facing panel orientation	Included
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**Electrical**

3No. hard wired Smoke detectors, 4No. exhaust fans, 20No. batten light points, 3No. TV points, 19 double power points, 3No. single power points (microwave box, dishwasher and refrigerator space) and 1No. external waterproof single power point (hot water service) in accordance with the standard electrical plan	Included
Additional Downlight (per downlight)	\$96

**Paint**

Ceilings - Tradex two coat system, as displayed	Included
Walls - Bristol/Taubmans three coat system with low sheen finish (excludes feature walls)	Included
Feature Painted Walls as displayed (per single wall)	\$240
Feature Painted Walls as displayed (per double wall)	\$340

**GENERAL CONDITIONS OF SALE**

All dimensions listed above are nominal. Includes earthworks costs based on a maximum site size of 650 square metres with up to 300mm of fall over the building platform and standard M-class concrete slab. Includes connections to standard sewer and stormwater points within the building site at a depth of up to 1.5m, water connection to an existing dry tapping point within the building site, underground electricity connection to an existing dedicated pit within 12m of the meter box and gas connection where available. Excludes site specific Rescode windows, rock removal, telephone service charges, other consumer charges and Local Council Requirements. This Bentley Homes specification is subject to product and pricing change without notice and we reserve the right to substitute listed products for equivalent items from alternative suppliers. Items such as Landscaping, plants/shrubs, driveways, external timber decking, BBQ's, pergolas, furniture (indoor & outdoor), timber flooring, window furnishings, audio visual equipment, alarm systems, accessories, garage deadlocks, automatic door closers, and light fittings/wall mounted lights are decorator items not included in the base house price.