



KEY 2
INVEST



ON YOUR LAND

- ✓ LUXURY FIRST CLASS INCLUSIONS
- ✓ TRUE TURN-KEY PACKAGE
- ✓ GUARANTEED FIXED-PRICE PACKAGES
- ✓ INCLUDE A 6m x 3m POOL FOR \$25K*

*Subject to site inspection and land developer's approval



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Minimum land size 12.5m x 28m
Creating the life you have always
dreamt of with the Key 2 team.

YOUR NEW DREAM HOME

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GENERAL

- ▶ Fixed price QBCC/HIA contract.
- ▶ Six (6) year structural guarantee.
- ▶ Price based on fully serviced building lot.
- ▶ Engineer's soil test and concrete foundation design.
- ▶ Engineer's certification of concrete slab **Class H2** allowed for.
- ▶ Working drawings and specifications prepared by builder.
- ▶ Council/Certification, Plumbing and Drainage fees, including inspections.
- ▶ Frames: - Studs at 600 center's / Trusses at 600 centers.
- ▶ Ceiling height to be nominal **2570mm**.
- ▶ Gables and gable infill: Hardies Hardi ex with foil backed sarking unless otherwise noted.
- ▶ Internal stairs: Paint or carpet grade, full stringer, with timber handrail and balusters (if applicable).
- ▶ 2x hose cocks: 1x to front and 1x to rear.

SITE ACCESS

- ▶ Unobstructed access to building site is the responsibility of the Owner(s).

SITE WORKS

- ▶ Cut and fill up to 600mm site fall.
- ▶ Removal of uncontaminated spoil from site by Builder.
- ▶ **Slab to suit class H2' classification.**
- ▶ Connections: Sewerage total of 50m, 60m of stormwater, 10m of single phase underground power from main supply to meter box and 10m of waste from Council reticulated mains.
- ▶ N2 wind loading as per Building Code of Australia.
- ▶ 40m of sediment fencing. 60m Site Temp Fencing (NSW Only).

TERMITE TREATMENT

- ▶ A physical termite barrier in accordance with AS3660.
- ▶ 70mm Pine Framing & trusses as per engineering design.

FULLY LANDSCAPED

- ▶ Turf, River Rock, Gardens to front and back.
- ▶ **Allowance of \$4,000.00**
- ▶ Concrete pumping included (house slab only).
- ▶ No allowance for Retaining.
- ▶ No allowance for any Rock Excavation.
- ▶ No allowance for any acoustics or bush fire requirements.

ROOF, FASCIA & GUTTERS, DOWNPIPES

- ▶ **Colorbond roof sheeting (Custom Orb Profile).**
- ▶ Colorbond Gutters/Fascias - Quad or Trimline profiles.
- ▶ PVC Downpipes -90mm round profile.
- ▶ Roof trusses to be engineer designed at 22.5° unless noted otherwise.
- ▶ Anticon Blanket included to all roof areas.

EXTERNAL FINISH

- ▶ Under roof tiled Alfresco with ceiling fan, speakers,TV point.
- ▶ Tiled Porch, LED lights, sensor lights.
- ▶ Brick veneer external walls from a wide range.
- ▶ Austral face brick:- 'Urban One' Range.
- ▶ PGH Face brick: Thredbo, Bathurst, Lithgow, Uluru, Kimberley, Rice, Hotham, Perisher, or Bangalow Blend.
- ▶ Bricks to have natural mortar and raked joints.
- ▶ **Render to front façade.**
- ▶ Exposed aggi driveway (colour from standard range).
- ▶ Rendered letter box and fold down clothesline.

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INTERNAL LININGS

- ▶ Internal Walls lined with 10mm plasterboard to walls and ceiling.
- ▶ Villaboard to wet areas with
- ▶ 68mm x 12mm DAR FJ Pine skirting, painted finish.
- ▶ 42mm x 12mm DAR FJ pine architrave, painted finish.
- ▶ Taubmans Paint Company for selections.
- ▶ Three (3) coat paint system to all internal walls, (builder's range).
- ▶ Gloss enamel paint to all internal doors and woodwork.
- ▶ Ceilings internal, External and soffits to be white.
- ▶ One (1) paint colour only to walls, architraves, skirtings and doors as standard.
- ▶ Wet area tiling and main floor from Builders range.
- ▶ **Roller blinds to living and bed windows and doors.**
- ▶ Quality carpets to all bedrooms and robes, 11mm underlay

CABINETRY

- ▶ Bench tops: 20mm with arise edge Smart Stone to kitchen, bathroom and laundry.
- ▶ Bulkhead over kitchen cupboards.
- ▶ Pot drawers, stack drawers.
- ▶ Built-in recycle and rubbish bins.
- ▶ Adjustable shelving in walk-in pantry.
- ▶ Soft close draws mechanisms to all cabinetry.

ELECTRICAL (as attached plan)

- ▶ **LED Down lights in brushed chrome** (27 lights on average.)
- ▶ External **LED** lights and sensor lighting at entry.
- ▶ **1 x Ceiling fan per bedroom, Media, 2 x living area – 3 blade stainless steel.**
- ▶ Double GPO's and single GPO's as plan (20 points on average).
- ▶ 4x TV points, 3 ph point, 2 data points, 1 USB point.
- ▶ **Oven: Euromaid BS5 (900cm) nine functions in Stainless Steel.**
- ▶ **Cook-top: Euromaid CF6GS GAS (900cm).**
- ▶ **Rangehood: Euromaid RSFR8S slide-out (900cm) in stainless steel.**
- ▶ Dishwasher: Euromaid DC14S (60cm) Orbital Wash System in stainless steel.

- ▶ HWS: GAS instantaneous.
- ▶ **Hard-wired smoke detectors as approval required.**
- ▶ Wired for future pay TV to lounge room and media room.
- ▶ Wired for future NBN or development equivalent (Phone/Data).
- ▶ UHF/Digital antenna as required.
- ▶ **Security alarm system with future wiring for back to base.**
- ▶ **Ducted Air conditioning Daikin with 6 zones.**
- ▶ **Wired for music speakers to lounge/kitchen/alfresco for Ipod dock and amplifier.**

WET AREAS SHOWERS, MIRRORS

- ▶ **Tiled niche in showers.**
- ▶ Double shower with rain and wall shower to ensuite.
- ▶ Double basin vanities, square china counter top basins, stone bench to ensuite with soft close drawers.
- ▶ Single basin vanity, square china counter top vanity main bathroom, stone top.
- ▶ 1650mm anti-slip, white acrylic bath, child-friendly fold-away tap.
- ▶ Semi-frameless clear glass shower screens with pivot door.
- ▶ Frameless polished edge mirrors are 900mm high x length of vanity.
- ▶ Heated towel rail in main bathroom.
- ▶ Double towel rail to ensuite .
- ▶ Square tiled floor waste to all wet areas.
- ▶ **Close-coupled full ceramic toilet suite with soft-close seat.**
- ▶ Quality Mixers throughout.
- ▶ Kitchens sink double bowl drop-in.
- ▶ Water tap for fridge.
- ▶ Laundry - Overhead cupboards, under bench cupboards, stone bench tops with Everhard 45lt "SS" drop-in laundry tub.

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DOORS

- ▶ Exterior front door Humes 'Newington' range (Painted + Clear glazing).
- ▶ Sidelight clear glazing in prehung door frame (if applicable).
- ▶ Internal feature panel doors.
- ▶ Exterior laundry door to be sliding glass in aluminum frame (where shown).
- ▶ **Mirror Wardrobe sliding doors to bedroom 2/3/4.**
- ▶ Fit-out to master robe with shelving and bank of drawers, single and double hanging rails.
- ▶ Fit-out to other robes with shelving, bank of drawers, single and double hanging rails.
- ▶ Linen cupboard doors vinyl sliding doors.
- ▶ Fit-out to linen cupboard to be 4x white melamine adjustable shelves.
- ▶ Fit-out to garage cupboards to be sliding doors and melamine shelving if required.
- ▶ Lockwood Nexion Lockset lever door handles to external doors.
- ▶ Lockwood Velocity series lever door handles to internal doors.
- ▶ Remote controlled Steel-line Timber Look Garage door (includes 2 remote handsets).

WINDOWS

- ▶ Aluminium sliding windows with key locks – clear glass with frames from the standard range of colours.
- ▶ Fly Screens to sliding windows and sliding doors only.
- ▶ **Roller blinds to all doors and windows, except bathrooms and laundry.**

ENERGY CONSIDERATION

- ▶ R2.5 batts are included to living area ceiling (excludes garage and patios).
- ▶ Sisalation is included on external walls.
- ▶ R1.5 batts are included to external walls where required.
- ▶ 80% energy efficient lighting as a minimum.

FENCING

- ▶ Treated pine fencing with gates as covenant requirements.
Allowance \$2,500.00 = 50% of the fencing costs.

Standard Inclusions June 2019

! Images shown are for illustrative purposes and may not represent the final product. ! Prices are based on availability and price of land. ! Key 2 Invest reserves the right to alter any price or substitute any home without prior notice. ! All house and land packages are subject to developer's approval. ! In the event that a homesite does not have survey pegs in place to identify lot boundary, then an additional charge will be added to the cost of the house.



PROMOTIONS

Talk to one of our friendly team members today about our monthly promotions and referral rewards.

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