

**Aston**  
HOMES

New Home Inclusions



**Access**  
collection

## STRUCTURAL, INTERNAL & EXTERNAL FEATURES

### FOUNDATIONS

- ▶ "H1" Class concrete engineer design waffle pod slab with 20MPa concrete including SL82 fabric mesh, N12 bars & 3-L12 trench mesh with 385mm overall slab height

### INSURANCE & CERTIFICATES

- ▶ Warranty insurance
- ▶ Occupancy certificate

### FRAME

- ▶ MGP 10 stabilised pine 90mm wall frames and engineer designed roof trusses

### EXTERNAL CLADDING

- ▶ Natural colour round rolled mortar joints on brick houses. Feature render up to 2 colours only as per facade detail (Design specific)
- ▶ Lightweight infills above all windows and pedestrian doors (Design specific)
- ▶ Garage door infill - Lightweight for rendered garages (Design specific)
- ▶ Rendered Hebel home or Brick (Plan specific)

### ROOFING MATERIAL

- ▶ Concrete roof tiles (Category 1)
- ▶ 22.5 degree roof pitch

### GUTTER / FASCIA / DOWNPIPES

- ▶ Colorbond gutter, fascia & downpipes

### FACADE

- ▶ Standard façade
- ▶ 450mm eaves to front façade with 1m side return (Design specific)

### EXTERNAL PAINTWORK

- ▶ Low sheen acrylic paint to all external surfaces (If applicable)
- ▶ Semi gloss paint to front entry door
- ▶ Flat acrylic paint to eaves (If applicable)

### WINDOWS

- ▶ Double glazed aluminium fixed/awning windows to areas as required to achieve 7 star
- ▶ Single glazed to all doors, sidelights and sliding doors (Design specific)
- ▶ Keyed window locks to all openable windows

### FRONT DOOR

- ▶ 820mm Feature solid glazed timber front entry door with painted finish
- ▶ Timber door frame with painted finish
- ▶ Chrome lever door handle with deadbolt and backing plate
- ▶ Clear sidelight to entry (Design specific)

### GARAGE

- ▶ Concrete floor, plaster lined ceiling & part internal walls
- ▶ Colorbond panelift door (Category 1) Includes 2 remotes and 1 wall mounted switch
- ▶ Weatherproof hinged flush panel access door to rear (Design specific)
- ▶ Timber framed access door to home

### LAUNDRY

- ▶ 820mm Hume XF1 clear glazed door with painted finish and painted door frame (Design specific)
- ▶ 1450mm wide aluminium sliding door (Design specific)

### CONNECTIONS

- ▶ Connection of services - Potable water, gas, electricity, 100mm sewer, 100mm stormwater with additional outlets and telephone conduit with draw wire
- ▶ Up to 500M2 land size with 300mm of fall, 300mm fill and 5M setback
- ▶ 2 x external water taps

**Note:** Excludes telephone, gas, electricity, water, connection fees, account opening costs, and supply & usage charges

### STRUCTURAL

- ▶ 10 year structural guarantee
- ▶ All statutory warranties, insurances and guarantees
- ▶ 6 months maintenance period
- ▶ Independent inspections by registered building surveyor
- ▶ Quality assurance inspection by private inspector
- ▶ Termite protection (Part A)
- ▶ Timber post to outdoor living

### INTERNAL DETAILING

#### SKIRTING / ARCHITRAVES

- ▶ 67mm x 12mm primed square skirting
- ▶ 67mm x 12mm primed square architraves

### CORNICE

- ▶ 75mm cove cornice

### INTERNAL PAINTWORK

- ▶ 2 coat paint system
- ▶ Flat acrylic paint to ceilings
- ▶ Matt acrylic paint to internal walls
- ▶ Semi gloss paint to all internal woodwork and doors

### CEILING HEIGHT

- ▶ 2440mm ceiling height

### ROBES

- ▶ White melamine single shelving throughout and metal hang rail

### WALL & FLOOR COVERINGS

- ▶ Glazed porcelain wall and floor tiles 450mm x 450mm to bathroom, ensuite, WC, laundry (Category 1)
- ▶ 100mm high skirting tiles to bathroom, ensuite, WC & laundry (Category 1)
- ▶ Laminate timber flooring to living areas (Category 1 - Design Specific)
- ▶ Carpet to all bedrooms (Category 1)

### INTERNAL DOORS

- ▶ 2040mm high x 520mm - 870mm wide flush panel and hinged passage doors
- ▶ Chrome lever door furniture
- ▶ Chrome lever door handle to robes
- ▶ Air cushion door stops

## ELECTRICAL & SUSTAINABLE ENERGY

### INTERNAL POWERPOINTS

- ▶ Double/Single powerpoints throughout home as per electrical plan

### LIGHTING

- ▶ Internal: tri-colour LED downlights throughout home as per electrical plan (Batten holder to garage)
- ▶ External: 1x tri-Colour LED downlight to front porch and outdoor living
- ▶ External: Weatherproof light to laundry door

### NBN / OPTICOMM

- ▶ Provisions only; including data point and double powerpoint
- ▶ Lead-in conduit from property boundary

**Note:** Excludes connection & account opening costs

### TV POINT

- ▶ Provide 1 x TV point including 5M of coaxial cable to roof space

### TELEPHONE / DATA POINTS

- ▶ Provide pre-wired telephone/data point with wall plate and underground connection to supply pit

### EXHAUST FANS

- ▶ Self sealing exhaust fans where required (Vented externally where applicable)

### SMOKE DETECTORS

- ▶ 240v Hard-wired with battery backup

### SAFETY SWITCH

- ▶ RCD safety switch and circuit breakers

### HEATING

- ▶ Gas ducted heating unit installed in roof space with control
- ▶ Ducted to all living areas & bedrooms

### HOT WATER SERVICE

- ▶ 270L Heat pump

### INSULATION

- ▶ R5.0 Insulation batts to ceiling to achieve 7 star (Excluding garage, outdoor living and porch)
- ▶ R2.5 Insulation batts & breathable wall wrap to external walls (Excluding garage)

### SOLAR

- ▶ PV solar panels with 2.64kw system (Design specific)

### ENERGY

- ▶ Independent 7 star energy report obtained for every individual home
- ▶ 7 star energy ratings are included for standard design homes only

## KITCHEN & LAUNDRY

### KITCHEN JOINERY

- ▶ Laminated cabinets & overhead cupboards (Category 1)
- ▶ Soft close drawers & doors
- ▶ Melamine finish to all internal surfaces

### KITCHEN EXTRAS

- ▶ Tiled splashback (Category 1)

### KITCHEN BENCHTOP

- ▶ 20mm stone benchtop with shadowline (Category 1)

### KITCHEN PANTRY

- ▶ 4 White melamine shelves



#### KITCHEN HANDLES

- ▶ Chrome (Category 1)

#### KITCHEN DISHWASHER

- ▶ Provision with single power point and water connection (Dishwasher not included)

#### OVEN / COOKTOP

- ▶ 900mm stainless steel upright cooker (Design specific)

#### RANGEHOOD

- ▶ 900mm stainless steel canopy rangehood. (Design specific)

#### KITCHEN SINK

- ▶ Double bowl stainless steel topmount sink with side drainer

#### KITCHEN TAP

- ▶ Designer sink mixer with chrome finish

#### LAUNDRY TROUGH

- ▶ 45ltr stainless steel trough insert with chrome flick-mixer and washing machine stops
- ▶ 20mm stone benchtop (Category 1. Design Specific)
- ▶ Laminate base cabinetry (Category 1. Design specific)
- ▶ Soft close drawers & doors (Design Specific)

#### BATHROOM & ENSUITE

##### JOINERY

- ▶ Laminated cabinets with shadowline (Category 1)
- ▶ Soft close drawers & doors
- ▶ Melamine finishes to all internal surfaces

##### BENCHTOP

- ▶ 20mm stone benchtop with shadowline (Category 1)
- ▶ Melamine finishes to all internal surfaces

##### SHOWER

- ▶ Tiled & Stepless shower base
- ▶ Polished silver frame shower screen with pivot door and clear laminated glass
- ▶ Chrome wall mixer with adjustable hand-held head on shower rail (Category 1)

##### BATH

- ▶ White acrylic back to wall freestanding bathtub (Size specific)
- ▶ Designer chrome flickmixer and wall spout

##### TOILET

- ▶ White vitreous china toilet suite with concealed waste and dual flush cistern

##### VANITY BASIN

- ▶ Designer selection ceramic basin (Category 1)
- ▶ Designer chrome flick mixer (Category 1)

##### ACCESSORIES

- ▶ Chrome towel rail & toilet roll holder (Design specific)

##### MIRRORS

- ▶ Polished edge mirrors to full width of vanities



**DISCLAIMER:** This inclusions list states our current standard specifications. These inclusions are subject to change without notice and Aston Homes reserves the right to substitute products to a similar product should it not be available at the time of supply. Please refer to our website for the most current version of inclusions.

EDITION 3 - July 2025



*journey together*

For all the latest information on Aston Homes visit our website [www.astonhomes.com.au](http://www.astonhomes.com.au)  
or call us on **1300 06 09 08** with any queries.

EDITION 3 - July 2025  
All homes NCC22 compliant.