

everyday extras

Their extras are our standard, everyday!

At Aston Homes we believe that everyone deserves more than just a “standard” home.

This is why we have carefully created our “**everyday extras**”, which include additional upgrade items that come standard with every single home we build.

Enjoy the feeling of luxury living with up to

\$56K*

of additional value items included in your new home at **no extra cost!**

Ducted Heating
+
Evaporative Cooling

LED
Tri-Colour
Downlights
Throughout
Home

Feature
Cabinetry
To Kitchen

Feature Door
To Butlers
Pantry
Design Specific

Glass
Splashback
To Kitchen

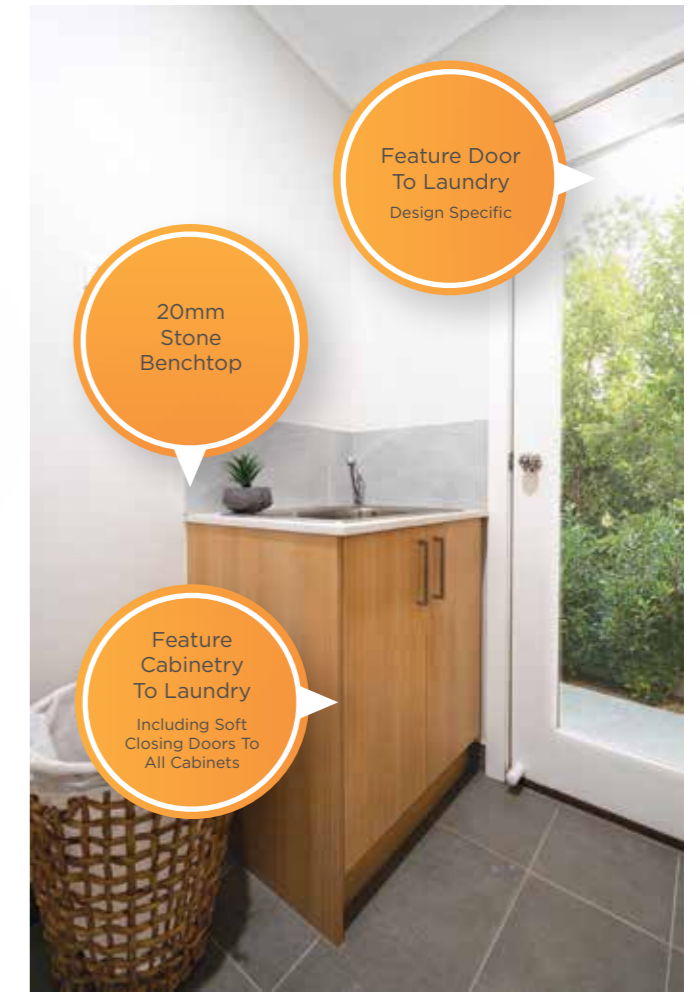
20mm
Stone
Benchtop

Stainless
Steel
Dishwasher

900mm
Stainless Steel
Appliances

Soft Closing
Drawers & Doors
To All Cabinets

* Up to \$56,000 is based on the Ashbrook 24 floorplan. Values may vary dependent on house type chosen. If the home is modified, additional charges will apply. Please speak to your New Home Consultant for any further details.



everyday inclusions

STRUCTURAL, INTERNAL & EXTERNAL FEATURES

Foundations

- ▶ "H2" waffle pod 25MPA slab with deepened edge beam (Including alfresco & porch).
- ▶ SL92 fabric mesh, N16 bars & 3-L16 trench mesh with 400mm overall slab height.
- ▶ Up to 300mm fall across block and 300mm fill.

Council and OH&S Requirements

- ▶ OH&S requirements.
- ▶ Crossover protection, asset protection & silt sediment control.
- ▶ Temporary site fencing & rubbish cage.
- ▶ Warranty insurance.
- ▶ Occupancy certificate.

Frame

- ▶ MGP10 pine 90mm wall frames and engineer designed roof trusses.

External Cladding

- ▶ Choice of bricks selected from builders range (Category 1).
- ▶ Natural colour round rolled mortar joints.
- ▶ Feature render up to 2 colours only as per facade detail. (Design specific).
- ▶ Feature tiles to Facade (Design specific) (Category 1).
- ▶ Brick infills above all windows and pedestrian doors (Design specific).
- ▶ Garage door infill - Lightweight for rendered garages; Brickwork Infill for face brick garages (Facade specific).

Roofing Material

- ▶ Concrete roof tiles (Category 1).
- ▶ 25 degree roof pitch (Design specific).

Gutter / Fascia / Downpipes

- ▶ Colorbond gutter, fascia & downpipes.

External Paintwork

- ▶ Low sheen acrylic paint to all external surfaces (Where applicable).
- ▶ Semi-gloss enamel paint or timber varnish to front entry door.
- ▶ Flat acrylic paint to eaves (Where applicable).

Windows

- ▶ Powder-coated aluminium windows & sliding doors.
- ▶ Keyed window locks to all openable windows.
- ▶ Obscure glazing to bathroom, ensuite and WC.
- ▶ Aluminium framed fibreglass mesh flyscreens to all openable windows.

Front Door

- ▶ Feature solid translucent glazed timber front entry door (Stained or Painted).
- ▶ Chrome lever door handle with deadbolt and backing plate.
- ▶ Timber door frame with enviro seal.

Garage

- ▶ Concrete floor, plaster lined ceiling & part internal walls.
- ▶ Timber look or Colorbond sectional garage door (Category 1, Includes 3 remotes).
- ▶ Weatherproof hinged flush panel access door to rear (Design specific).

- ▶ Timber framed access door to home.

Connections

- ▶ Connection of services - potable water, gas, electricity, 100mm sewer, 100mm stormwater with additional outlets and telephone conduit with draw wire.
- ▶ Up to 700M2 land size with 5M setback. 2x external water taps.
- ▶ Excludes telephone connection cost and gas and electricity account opening fees.

Landscaping

- ▶ Coloured through concrete driveway and porch, 100mm thick with steel reinforcement (Up to 35M2)
- ▶ Front Landscaping: Formed garden beds, drought resistant plants, rolled turf & toppings (Up to 50M2).
- ▶ Letterbox & clothesline.

Structural

- ▶ 10 year structural guarantee.
- ▶ All statutory warranties, insurances and guarantees.
- ▶ 12 months maintenance period.
- ▶ Independent inspections by registered building surveyor.
- ▶ Quality assurance inspection by private inspector.
- ▶ Termite protection.

INTERNAL DETAILING

Skirting / Architraves

- ▶ 92mm x 12mm primed square skirting.
- ▶ 67mm x 12mm primed square architraves.

Cornice

- ▶ 75mm cove cornice.

Internal Paintwork

- ▶ 3 coat paint system.
- ▶ Flat acrylic paint to ceilings.
- ▶ Low sheen acrylic paint to internal walls.
- ▶ Semi-Gloss paint to all internal woodwork and doors.

Ceiling Height

- ▶ 2550mm ceiling height.

Robes

- ▶ White melamine single shelving throughout and metal hang rail.
- ▶ White sliding robe doors (Where applicable).

Wall & Floor Coverings

- ▶ Porcelain wall tiles 300mm x 600mm to bathroom, ensuite & laundry (Category 1).
- ▶ Porcelain floor tiles 300mm x 600mm to bathroom, ensuite, WC & laundry (Category 1).
- ▶ 100mm high skirting tiles to bathroom, ensuite, WC & laundry (Category 1).
- ▶ Waterproof hybrid timber look flooring to main living area and hallways. (Category 1, Design specific)
- ▶ Carpet to all bedrooms and additional living areas.

Internal Doors

- ▶ 2040mm high x 620 - 820mm wide flush panel doors.
- ▶ Chrome lever door furniture.
- ▶ Door stops (White).

ELECTRICAL & SUSTAINABLE ENERGY

Powerpoints

- ▶ Internal: Double/Single powerpoints throughout home as per electrical plan.
- ▶ Internal: 1x USB fitted double powerpoint to Kitchen as per electrical plan.
- ▶ External: 2x external weatherproof powerpoints as per electrical plan.

Lighting

- ▶ Internal: Tri-Colour LED downlights throughout home as per electrical plan.
- ▶ External: 1x Tri-Colour LED downlight to front porch and outdoor living.
- ▶ External: 2x weather proof paraflood lights as per electrical plan.

NBN / Opticomm

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

TV Antenna & Points

- ▶ Provide 2x TV points (As per electrical plan).
- ▶ Provide TV Antenna (Above roof).

Note: TV Antenna not included in Opticomm areas.

Telephone Points

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

Exhaust Fans

- ▶ Self sealing exhaust fans where required.

Smoke Detectors

- ▶ 240v Hard-wired interconnected with battery backup.

Safety Switch

- ▶ RCD safety switch and circuit breakers.

Heating & Cooling

- ▶ Gas ducted heating unit installed in roof space with control. (Category 1).
- ▶ Ducted to all living areas, bedrooms, ensuite (Including ensuite & bathroom).
- ▶ Evaporative cooling to living areas and bedrooms.

Hot Water Service

- ▶ Rinnai gas continuous flow 26 l/m unit.

Note: In non-recycled grey water areas we will install a solar hot water system with storage tank, two roof mounted collectors (orientation dependant) and a continuous mains gas pressure booster.

Insulation

- ▶ R 3.0 Insulation to ceiling (Excludes garage, outdoor living and porch).
- ▶ Sisalation foil wall wrap & R 1.5 polyester batts to external walls (Excluding garage).

Energy

- ▶ Independent 6 star energy report obtained for every individual home.
- ▶ 6 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 Benchtop

- ▶ 20mm stone benchtop with shadow line (Category 1).

Kitchen Pantry

- ▶ 3x White melamine shelves.
- ▶ 1x Laminated timber look benchtop.
- ▶ Stained timber translucent glazed door. (Design specific)

Kitchen Handles

- ▶ Chrome (Category 1).

Kitchen Sink

- ▶ Double bowl stainless steel sink with side drainer.

Kitchen Tap

- ▶ Chrome flick mixer (Category 1).

Appliances

- ▶ 600mm stainless steel dishwasher.
- ▶ 900mm stainless steel upright cooker (Design specific).
- ▶ 900mm stainless steel canopy rangehood.

Kitchen Extras

- ▶ Glass splashback (Category 1).
- ▶ Capped cold waterpoint to fridge space.

Laundry

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

BATHROOM & ENSUITE

Bathroom Joinery

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

Benchtop

- ▶ 20mm stone benchtop with shadow line (Category 1).

Shower

- ▶ Tiled 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 bathtub. (Size specific).
- ▶ Chrome wall-mixer and wall spout (Category 1).

Toilet

- ▶ White vitreous china toilet suite with concealed waste, dual flush cistern and soft close seat.

Vanity Basin

- ▶ Ceramic basin (Category 1).
- ▶ Chrome flick mixer (Category 1).

Mirrors

- ▶ Polished edge mirrors.

Bathroom Accessories

- ▶ Chrome towel rail & toilet roll holder.



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.

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