



Aston
HOMES



everyday extras
& INCLUSIONS

everyday extras

Compare the difference.
Their extras are our standard, everyday!

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

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

Enjoy the feeling of luxury living with up to

\$56,000^{*2}

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

Ducted
Heating
+
Evaporative
Cooling

Feature Door
To Butlers
Pantry
Design Specific

Stainless
Steel
Dishwasher

LED
Tri-Colour
Downlights
Throughout
Home

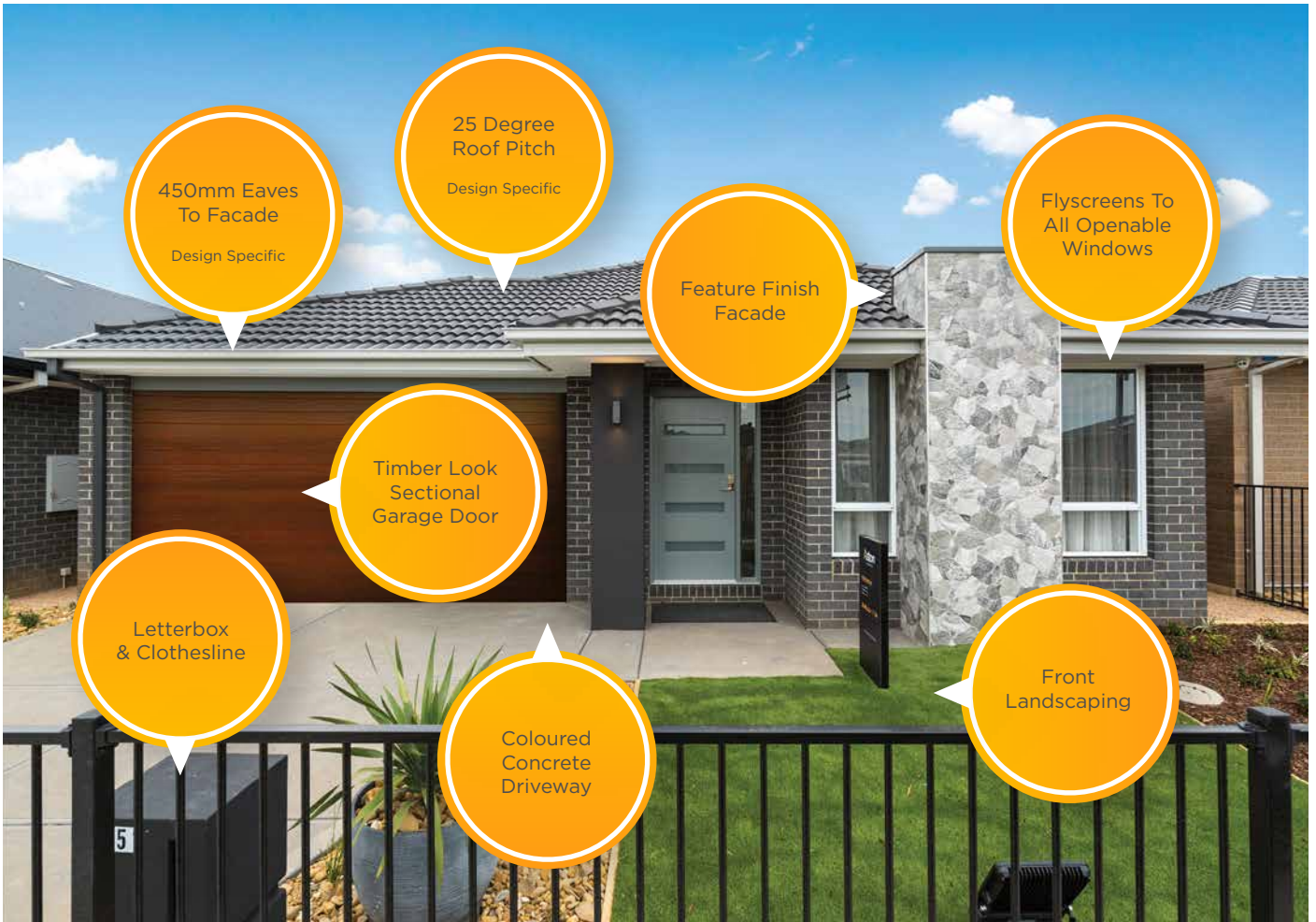
Feature
Cabinetry
To Kitchen

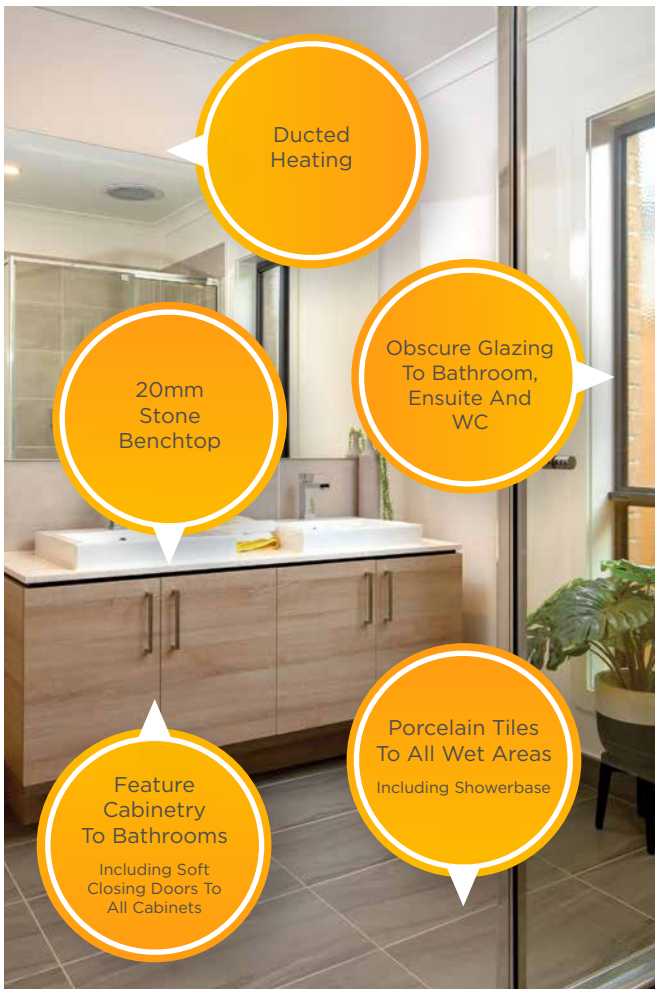
Glass
Splashback
To Kitchen

20mm
Stone
Benchtop

900mm
Stainless Steel
Appliances

Soft Closing
Drawers & Doors
To All Cabinets





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

- ▶ 7 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.

VERSION 1.3 - 16/04/21



journey together

For all the latest information on Aston Homes visit our website www.astonhomes.com.au
or call us on **1300 06 09 08** with any queries.