

everyday
+ Plus

everyday **+Plus**

The new standard of
everyday living

At Aston Homes we believe that everyone deserves more than just a “standard” home and that is why we have carefully created our Everyday **+Plus** Inclusions, which includes additional upgrade items that come standard with every single home we build.

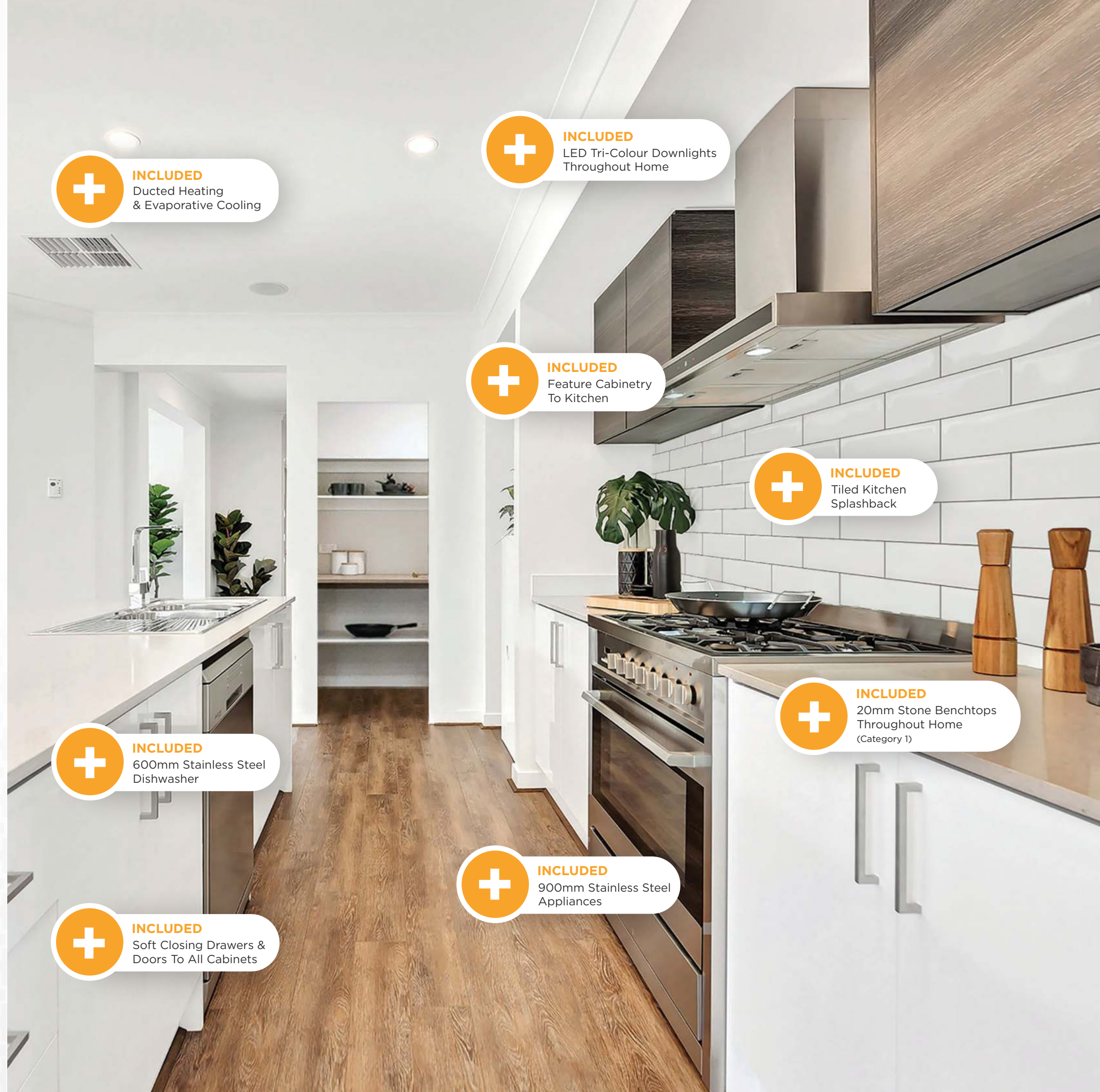
When you choose to build with Aston Homes you will receive additional value items such as downlights, heating and cooling, stone benchtops, stainless steel appliances **+Plus** heaps more!

Enjoy the feeling of luxury living with up to

\$70,000*

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

* Up to \$70,000 is based on the Attica 32.5 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.



+ INCLUDED
Ducted Heating
& Evaporative Cooling

+ INCLUDED
LED Tri-Colour Downlights
Throughout Home

+ INCLUDED
Feature Cabinetry
To Kitchen

+ INCLUDED
Tiled Kitchen
Splashback

+ INCLUDED
20mm Stone Benchtops
Throughout Home
(Category 1)

+ INCLUDED
600mm Stainless Steel
Dishwasher

+ INCLUDED
900mm Stainless Steel
Appliances

+ INCLUDED
Soft Closing Drawers &
Doors To All Cabinets



+ INCLUDED
3 Coat Paint System To Walls

+ INCLUDED
2590mm High Ceilings Throughout Home

+ INCLUDED
Hard Wearing Laminate Flooring

+ INCLUDED
Multiple TV & Data Points Installed



+ INCLUDED
Freestanding Back To Wall Bathtub (Design Specific)

+ INCLUDED
Feature Cabinetry To Laundry

+ INCLUDED
Soft Closing Doors To All Cabinets

+ INCLUDED
Feature Cabinetry To Bathrooms

+ INCLUDED
Tiled & Stepless Shower Bases

+ INCLUDED
Glazed Porcelain Tiles To All Wet Areas



+ INCLUDED
450mm Eaves To Facade (Design Specific)

+ INCLUDED
25 Degree Roof Pitch (Design Specific)

+ INCLUDED
Feature Finish Facade

+ INCLUDED
Timber Look Sectional Garage Door with 3 remotes

+ INCLUDED
920mm Front Entry Door (Where Applicable)



+ INCLUDED
Independent Quality Inspections On Every Home

+ INCLUDED
PV Solar Panels With 2.2kw System (Design Specific)

+ INCLUDED
H2 Waffle Pod Slab With Deepened Edge Beam For Peace Of Mind

+ INCLUDED
Brick Infills Above All Windows & Doors (Design Specific)

+ INCLUDED
100mm Slab Thickness

+ INCLUDED
Double Glazed Aluminium Fixed/Awning Windows & Sliding Doors

+ INCLUDED
Sewer & Stormwater Camera Inspections

everyday **Plus** inclusions

STRUCTURAL, INTERNAL & EXTERNAL FEATURES

FOUNDATIONS

- ▶ "H2" waffle pod slab with deepened edge beam (Including alfresco & porch).
- ▶ 100mm slab thickness.
- ▶ SL92 fabric mesh, N16 bars & 3-L16 trench mesh with 400mm overall slab height.
- ▶ Up to 300mm fall across block and 300mm fill.

FRAME

- ▶ MGPI0 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 / DOWNPIPE / FASCIA

- ▶ Colorbond gutter, fascia & downpipes.

EXTERNAL PAINTWORK

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

WINDOWS

- ▶ Double glazed aluminium fixed/awning windows and sliding doors.
- ▶ Keyed window locks to all openable windows.

FRONT DOOR

- ▶ 920mm Feature solid translucent glazed timber front entry door (Stained or Painted. Where Applicable).
- ▶ Timber door frame.
- ▶ Chrome lever door handle with deadbolt and backing plate.

GARAGE

- ▶ Concrete floor, plaster lined ceiling & part internal walls.
- ▶ Timber look or Colorbond sectional garage 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.

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 5m setback. 2x external water taps.

Note: Excludes telephone, gas & electricity connection fees, account

opening fees. Excludes telephone, gas, electricity & water supply & usage charges.

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

- ▶ 2590mm ceiling height. (Measured from frame)

ROBES

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

WALL & FLOOR COVERINGS

- ▶ Glazed porcelain wall tiles 450mm x 450mm to bathroom, ensuite & laundry (Category 1).
- ▶ Glazed porcelain floor tiles 450mm x 450mm to bathroom, ensuite, WC & laundry (Category 1).
- ▶ 100mm high skirting tiles to bathroom, ensuite, WC & laundry (Category 1).
- ▶ Hard wearing laminate flooring to main living area and hallways. (Category 1, Design specific).
- ▶ Carpet to all bedrooms and additional living areas.

INTERNAL DOORS

- ▶ 2040mm high x 870mm wide flush panel doors (where applicable)
- ▶ 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 (Batten holder to garage).
- ▶ 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.

Note: Excludes connection & account opening costs.

TV POINTS

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

Note: TV Antenna not included.

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 and bedrooms.
- ▶ Evaporative cooling to living areas and bedrooms.

HOT WATER SERVICE

- ▶ Gas continuous flow 26 l/m unit.

INSULATION

- ▶ R2.0 Insulation and sisalation foil wall wrap to externals walls (Excluding garage).
- ▶ R4.0 Insulation to ceiling (Excluding garage, outdoor living and porch).

SOLAR

- ▶ PV solar panels with 2.2kw 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 BENCHTOP

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

KITCHEN PANTRY

- ▶ 4x White melamine shelves.

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

- ▶ Tiled splashback (Category 1).

LAUNDRY

- ▶ External sliding door (Design specific).

Note: Clear glazed door will be included on designs where a sliding door cannot be achieved.

- ▶ 45ltr stainless steel trough insert with chrome flick-mixer and washing machine stops.
- ▶ 20mm stone benchtop (Category 1). Laminate base cabinetry (Category 1. Design specific).
- ▶ 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 & 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).
- ▶ 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 or hook.
- ▶ Chrome 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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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.