



FINALIST 2025
HIA Victorian
Display Home



FINALIST 2025
HIA Victorian
People's Choice Home



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

- ▶ Aluminium hinged door and 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

- ▶ 30 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 only if required)
- Note:** Excludes Part B, priced separately when required by relevant Municipality
- ▶ 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

- ▶ Insulation to ceiling to achieve 7 star (Excluding garage, outdoor living and porch).
- ▶ 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 doors (Design Specific)

BATHROOM & ENSUITE

JOINERY

- ▶ Laminated cabinets with shadowline (Category 1)
- ▶ Soft close 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.



For all the latest information on Aston Homes visit our website www.astonhomes.com.au
or call us on **1300 060 908** with any queries.