



Augusta 204m²



4 Bedroom



2 Bathroom



2 Car Garage

homepack

fixed price house and land packages



The Augusta Floor Plan 204m² is a popular first home with 4 bedrooms, 2 bathrooms, a double garage and open plan living, dining and kitchen.

Our Inclusions

Pre-Construction

- HIA fixed price contract
- Plans - Specifications
- Engineers soil report & slab design
- Council building application fees (standard applications based on Brisbane City Council excluding town planning, relaxations etc)

Site Works. Foundations & Connections

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform
- 'H' class monolithic concrete slab with bulk concrete piling (up to and including a depth of 600mm) "highly reactive" typical soil description
- Termite treatment to slab penetrations and physical perimeter barrier
- Sewer & Storm water connections to existing serviceable connection points for sites up to 700m² in size and with a standard 6 meter set back from front boundary (battle axe, other odd shaped blocks and blocks where service connection exceeds standard allowance may incur extra service costs)
- Eight (8) meters plan length of electrical mains
- Water connection from pre-tapped water main up to and including six (6) metre setback to house
- House constructed for "N2" wind rating conditions (W33)
- No allowance is made for retaining walls

Energy Efficiency

- Bulk ceiling insulation rating R2.5 to ceiling area
- Double sided foil "Wall-wrap" to external stud walls
- Energy efficient aluminum improved windows and sliding door units with a thermal break.
- Weather stripping to hinged external doors.
- Bosch YS217ORA54 Continuous flow gas hot water unit (excluding controller and supply of gas bottles)

- 500 KPA water pressure limiting device
- Externally ballasted compact internal fluorescent downlights (CFL's)

Bricks. Windows. Roof Tiles & Garage

- Select range of clay bricks from the Builders standard range
- Natural mortar with raked or ironed joints
- Powder coated aluminum windows in the standard Builders range of colours – with clear glass
- Keyed window locks to all opening sashes and sliding doors
- Concrete roof tiles in the standard Builders range of colours & profile
- Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- Colorbond fascia & gutter in the standard Builders range of colours

Kitchen Inclusions

- Laminate finish cupboards with laminate bench tops in the standard Builders range of laminates & door handles
- Omega OO651XR 600mm Underbench Oven and Omega OC64TZ 600mm Ceramic Cooktop
- Omega ODW702XB Freestanding Stainless Steel Dishwasher
- Omega ORT6WXA Stainless Steel 600mm Slide Out Rangehood
- Blanco DINAS8S 1 ½ bowl stainless steel kitchen sink
- Festival chrome sink mixer

Bathroom. Ensuite & Toilets

- Festival chrome mixers
- Gen X chrome double towel rails and toilet roll holders

Our Inclusions (cont'd)

- Porcher Quatre Close coupled vitreous china suite with standard seat
- Porcher Quatre 450 above counter Basins

Ceramic Tiling

- Bathroom & Ensuite floors, 2000mm high to showers, 500mm above bath and 200mm skirting tile
- Kitchen - 600mm tiled splash back
- Toilet & Laundry - floors - 400mm splash back over tub - 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles
- No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layouts

Electrical

- Earth leakage safety switch & circuit breakers
- Single phase underground power connection from existing supply point
- * Meter box will be installed on the side nearest mains connection point
- One (1) double power point to each room and as per electrical plan
- One (1) 240 volt downlight light point to each room as per electrical plan
- Two (2) external para flood light points
- Two (2) television points (complete with 5 lineal metres of cable and no antenna)
- Smoke detectors (hard wired with battery backup)
- Pre-wiring for two (2) Telstra phone points

Standard Internal & External Features

- 2400mm nominal Ceiling height
- Carpet grade staircase with Painted timber balustrade as selected

from builders standard range (where applicable)

- Round Aluminum Powdercoat handrail and vertical balustrade as selected from builders standard range to external balcony (where applicable)
- Hume "XN5" paint grade external front door with clear glazing
- Hume flush panel paint grade external hinged doors to other external doors if applicable
- Hume paint grade flush panel internal passage doors
- Hume paint grade flush panel internal robe doors OR vinyl sliders (VSD) as nominated on working drawing plans
- Gainsborough "Traditional" Trilock exterior leverset to front entry
- Gainsborough "100 AME" G4 Contractor 100 Amelia interior leversets
- 90mm paint grade coved cornice, 41mm paint grade colonial architraves & 67mm paint grade colonial skirting
- Three (3) coat internal paint system - 2 colours allowed (ie: 1 colour to walls & 1 colour to timber work) to Paint Manufacturers standard specifications
- Two (2) coats to ceiling to Paint Manufacturers standard specifications
- Two (2) coat external paint system to external trim and doors to Paint Manufacturers standard specifications
- Posh Kensington 45 ltr Laundry trough and Cabinet
- Two (2) external garden hose taps
- AAA Rated water saving shower heads/tapware
- Internal & external builders house clean
- Site clean after construction

Warranties

- Six month maintenance period
- Statutory structural guarantee period

Turnkey Inclusions

Additional Pre-Construction

- Provide additional council cross over etc. building application fees (standard applications based on Local City Council

Additional Site Works

- Provide additional driveway cut and excavation including gutter cut and removal when non-mountable curb exists

Windows

- Provide powder coated aluminum fly screens to all opening windows and sliding glass doors

Additional Landscaping

- Provide up to 70 lineal meters of 1800mm high treated pine fencing
- Provide (1) treated pine with steel frame gate.
- Provide up to 77 square meters of plain concrete driveway, path, porch and patio/alfresco.
- Provide up to 500 square meters of 'A Grade' turf.
- Provide one (1) 15 square meter garden bed including clay paver edge, builders range plants and mulch.

Additional Internal & External Features

- Provide carpet to all bedrooms and living rooms as selected from builders standard range
- Provide main floor tiles to all other internal areas (excluding garage)
- Provide additional internal & external builders house clean
- Provide a fold down wall mounted clothes line as selected from builders standard range
- Provide a TV antenna and booster (as required) to roof as selected from builders standard range
- Provide a metal letter box as selected from builders standard range
- Provide Vertical blinds to all windows and sliding glass doors (excluding wet areas)
- Provide (1) 2.5hp split system to living room
- Provide (1) ceiling fan/light to all bedrooms



FREE Upgrade Pack



Stove



Rangehood



Designer Entry Door



Stone Benchtops (Kitchen, Bathroom & Ensuite)



Colorbond Rooftop



Timberlook Garage Door

Get In Touch

Should you have any questions or like to receive more information on one of our packages please do not hesitate to get in touch at hello@homepack.com.au