



Multi-Awards-Winning Architects & Builders

SILVER INCLUSIONS

STRUCTURE

Foundation

100mm thick steel reinforced concrete



Upper floor slab

18mm cement sheets



Frame

Treated pine



Walls - external

Render and paint on cement sheet



Walls - internal

10mm Plasterboard on 75mm timber studs

Windows	~ 40mm Residential grade aluminium window frames		
Glazing	4-5mm single glass		
Roofing	Trimdek metal roofing		
Garage door	Single skin sectional garage door x2 remotes x1 wall mounted control		
Ceiling height	2.7m high ceilings		
Thermal insulation	7-Start energy rating		
Acoustic insulation	Not included		
Termite Treatment	Permanent physical termite barrier to perimeter of house and slab penetrations		
FINISHES			
Paint	X2 coat paint to interior and exterior		

Entry Door

1.2m wide feature door



Door hardware

Quality door hardware, handles, locks

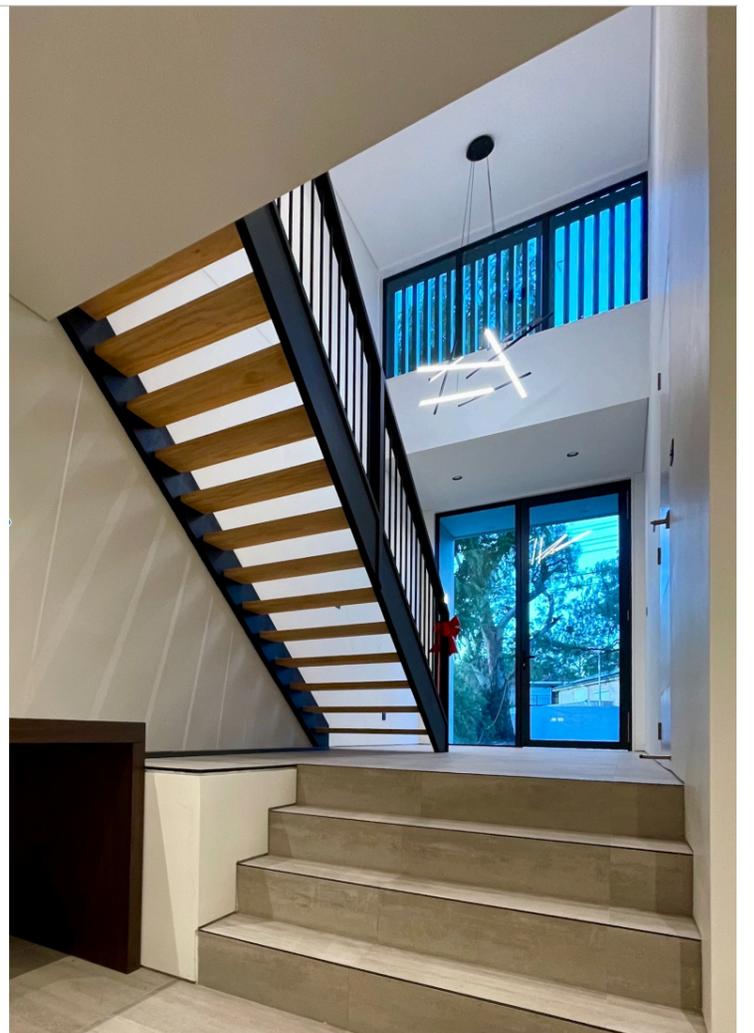


Flooring

600x600 tiles to ground floor
12mm Hybrid to upper floor

Stairs

Handcrafted timber stairs with solid timber treads



Skirting & Architraves

65mm Pre-primed skirtings to non-wet areas
65mm Architraves to window and door frames

Window Treatment

Not included

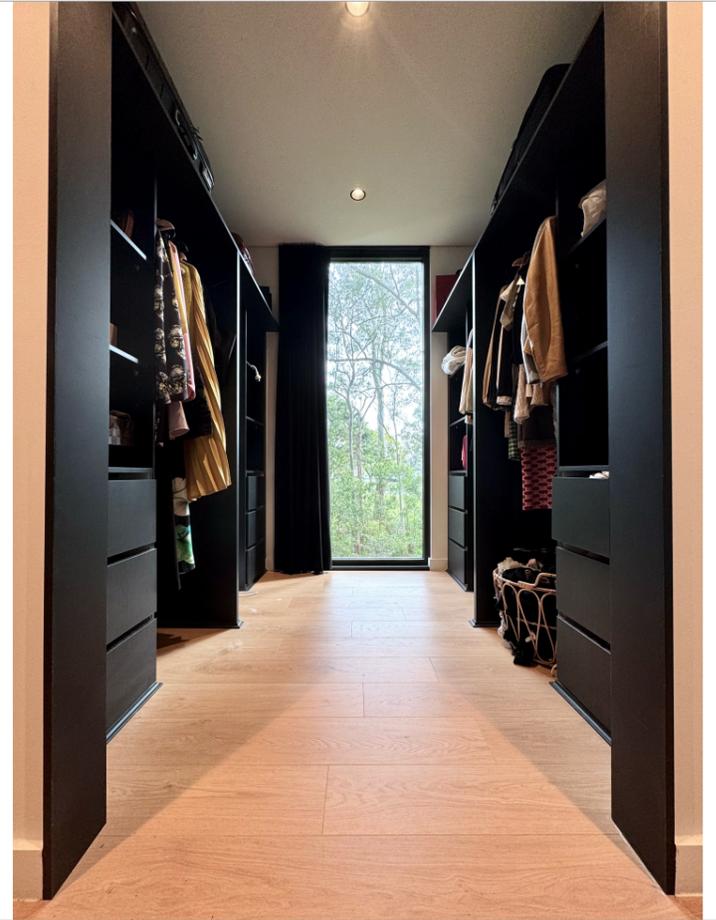
Fireplace

Not included

Wardrobes

**Master bedroom
Walk-In-Robe**

Handcrafted custom designed
shelves, rails, drawers



Bedroom Wardrobes

Shelve, drawers, rail, mirror door



KITCHEN

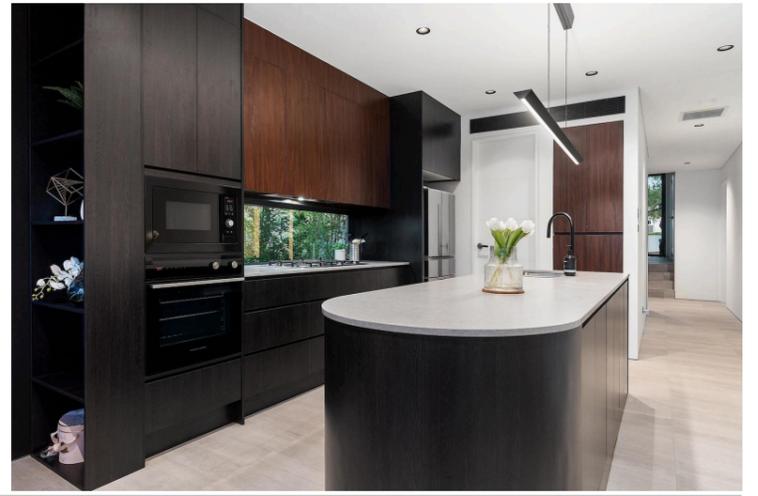
Island benchtop

Engineered stone



Cabinets

Wood grain laminate doors
2400 high wall cabinets
Bulkhead to ceiling
X4 utensil drawers
Soft closing system
German made Hettich hinges



Worktops

Engineered stone

Splashback

Tiles

Mixer

Premium pullout mixer

Mizu Drift Pull
Out Gooseneck
Sink Mixer Curve
2 Function
Brushed Brass (5
Star) Lead Free



Oven

European integrated oven

Bosch Series 4 or
similar Smeg



Cooktop

Premium integrated cooktop
Gas
900mm
5-burner

Kleenmaid or
similar



Rangehood

Premium Italian made
Undermount
Ducted

Sirius or similar



Dishwasher

European integrated dishwasher

Bosch Series 4



Sink

Under-mount double bowl
stainless steel sink



Fridge

Not included

Wine Fridge

Not included

Bar Fridge

Not included

BUTLER

Not included

Cabinets

Benchtop

Splashback

Mixer

Cooktop

Range Hood

Dishwasher

Sink

OUTDOOR KITCHEN

Not included

System

LAUNDRY

Cabinets

White laminate
Soft closing system
German made Hettich hinges to doors



Benchtop

Engineered stone

Mixer

Pullout mixer

Cefito[®]



Sink

96X45CM Stainless Steel

Cefito[®]



Splashback

Tiles

MASTER ENSUITE

Walls

600x300 tiles to walls
Full height tiling to all walls



Floor

600x300 tiles

Floor waste

100x100 tile insert

FORME



Vanity

1500mm wood grain laminate
vanity
Stone top
Double china basin

FORME



Mirrors

Mirrors to suit architectural style

Bathtub

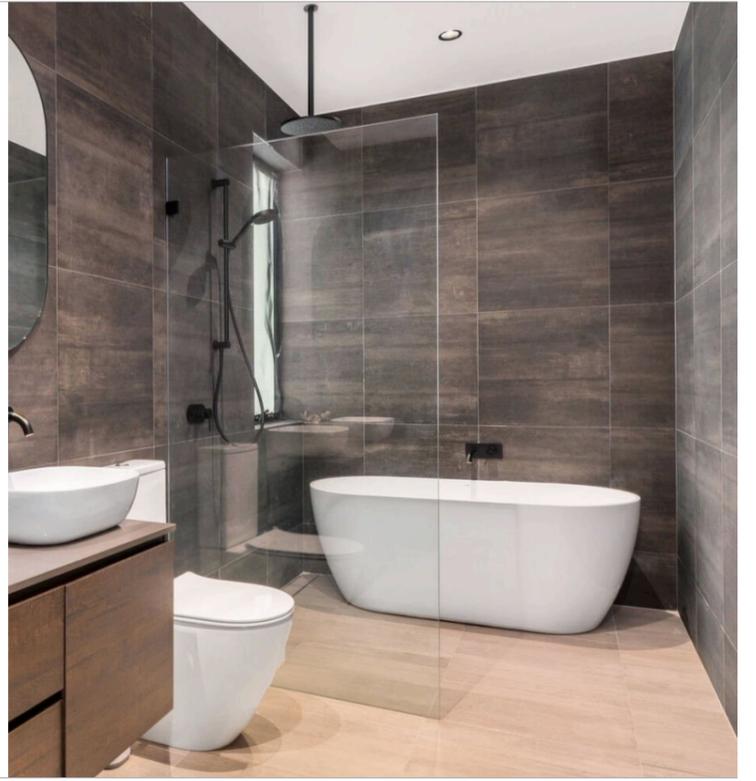
1500mm free-standing bath tub

PARISI



Shower screens

Frameless glass



Shower tapware

Premium twin shower on rail

PARISI



Basin & bathtub mixers

Premium wall mounted mixer

PARISI



Towel rail

Premium towel rail

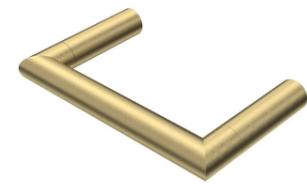
PARISI



Toilet roll holder

Premium roll holder

PARISI



Toilet suite

Premium suite

PARISI



Bidet

Not included in Silver Inclusions

Exhaust fan

Ducted

BATHROOMS

Walls

600x300 tiles to shower and vanity walls

Floor

600x300 tiles

Floor waste

100x100 tile insert

FORME



Vanity

Premium wall hung vanity & basin

FORME



Cabinet Finishes



Mirrors

Mirrors to suit architectural style

Bath tub

Not included in Silver Inclusions

Shower screens

Frameless glass

Shower tapware

Premium twin shower on rail

PARISI



Basin Mixer



Towel rail

Premium towel rail

PARISI



Toilet roll holder

Premium roll holder

PARISI



Toilet suite

Premium suite

PARISI



Bidet

Not included in Silver Inclusions

Exhaust fan

Ducted

ELECTRICAL

Downlights

LED downlights
X4 in lobby, living, lounge, master
bedroom, kitchen
X2 bedrooms, bathrooms, garage,
alfresco

External lights

X4 external wall lights

**Pendant - kitchen
island**

X1 pendant

Pendant - Living

Not included in Silver Inclusions

Pendant - Lounge

Not included in Silver Inclusions

Pendant - Office/Study

Not included in Silver Inclusions

**Pendant - Rumpus/
Retreat**

Not included in Silver Inclusions

Pendants - Theatre

Not included in Silver Inclusions

**Pendants - Master
Bedroom**

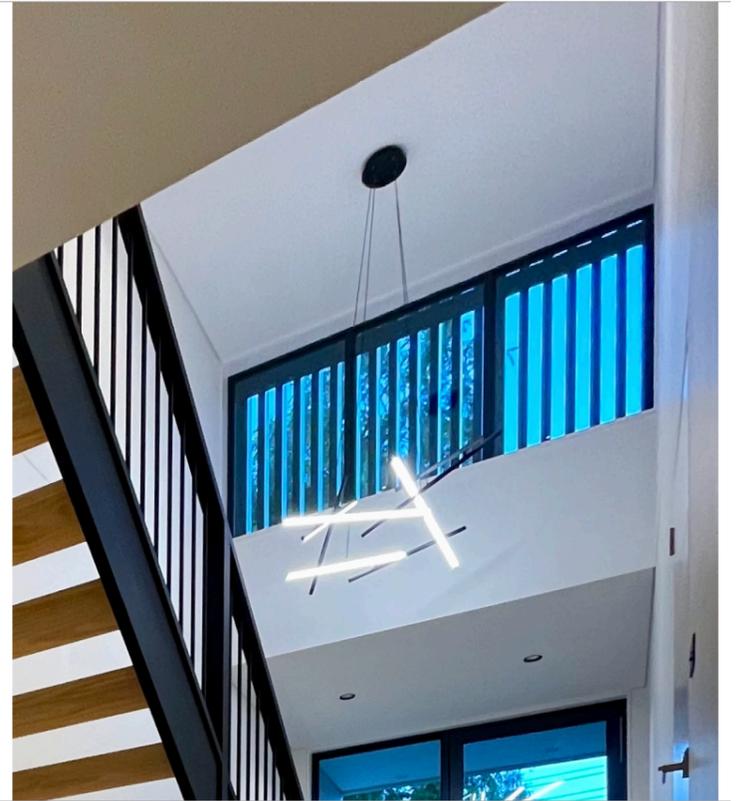
Not included in Silver Inclusions

Pendants - bedrooms

Not included in Silver Inclusions

Pendant - entry void

x1 premium pendant



Interior wall lights

Not included in Silver Inclusions

Interior track lights

Not included in Silver Inclusions

Switches

As required

GPOs

X1 external to outdoor
X2 double GPO in master
bedroom
X1 double GPO in other rooms

Smoke detectors

As required

TV & antenna

Not included in Silver Inclusions

Internet

X1 NBN point at ground floor

Solar power

Not included in Silver Inclusions

Wind power

Not included in Silver Inclusions

Ceiling fans

Not included in Silver Inclusions

**Power controlled
blinds**

Not included in Silver Inclusions

Smart Home System

Not included in Silver Inclusions

PLUMBING

Services

Water, Sewer, Stormwater, Gas
Septics or detention tanks not
included

Rainwater tank

X1 Kpoly 3000L tank
Concrete base to tank



Hot Water System

Instantaneous gas, hot water system



AIRCON.

Reverse cycle

System

x2 systems
Each: 5.2kW Inverter Smart Split System Air Conditioner (Reverse Cycle) to Living, Master bedroom, x2 bedrooms

HYUNDAI



Note:
Archbuild retains the discretion to select comparable materials and systems due to market conditions as required for progress of the project.

7 November 2025