



Multi-Awards-Winning Architects & Builders

GOLD INCLUSIONS

STRUCTURE

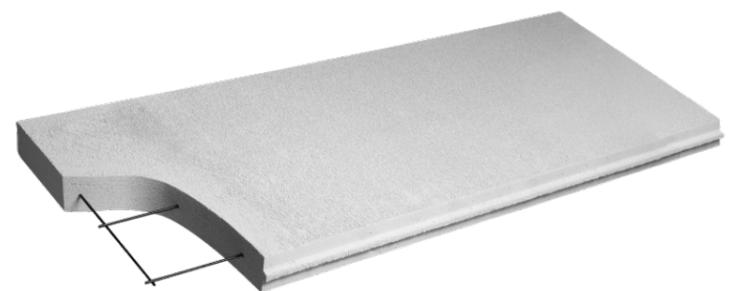
Foundation

100mm thick steel reinforced concrete



Upper floor slab

75mm steel reinforced aerated concrete panels



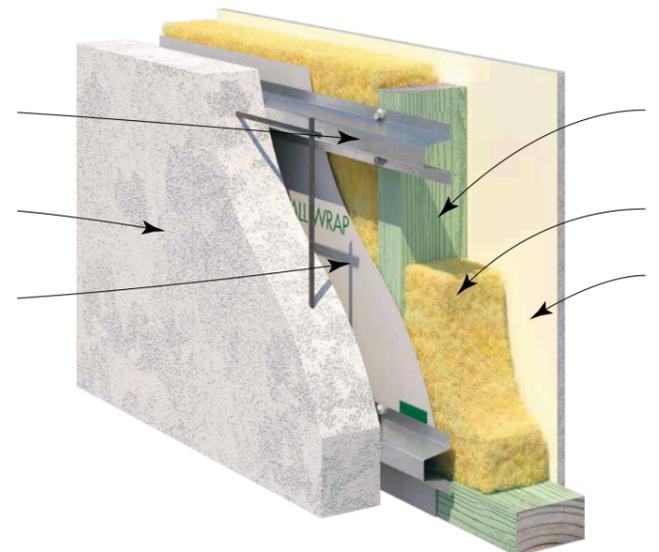
Frame

Treated pine



Walls - external

75mm steel reinforced aerated concrete panels

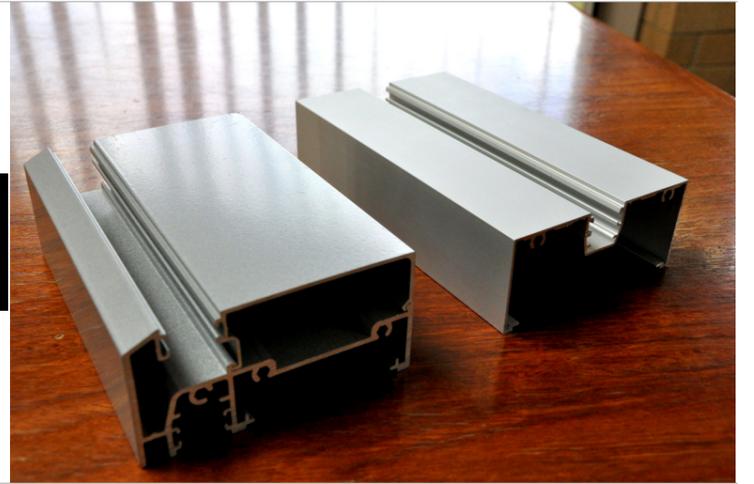


Walls - internal

10mm Plasterboard on 90mm timber studs

Windows

~ 90mm commercial grade powder-coated aluminium window frames



Glazing

6.38mm laminated single glass

Roofing

Kliplock-700 metal roofing



Garage door

Insulated sectional garage door
x2 remotes
x1 wall mounted control



Ceiling height

6m high ceiling to lobby
2.7 high ceilings to other areas

Thermal insulation

7-Start energy rating
Plus
R2 to all internal walls
R3 to ceilings

Acoustic insulation

Not included

Termite Treatment Permanent physical termite barrier to perimeter of house and slab penetrations

FINISHES

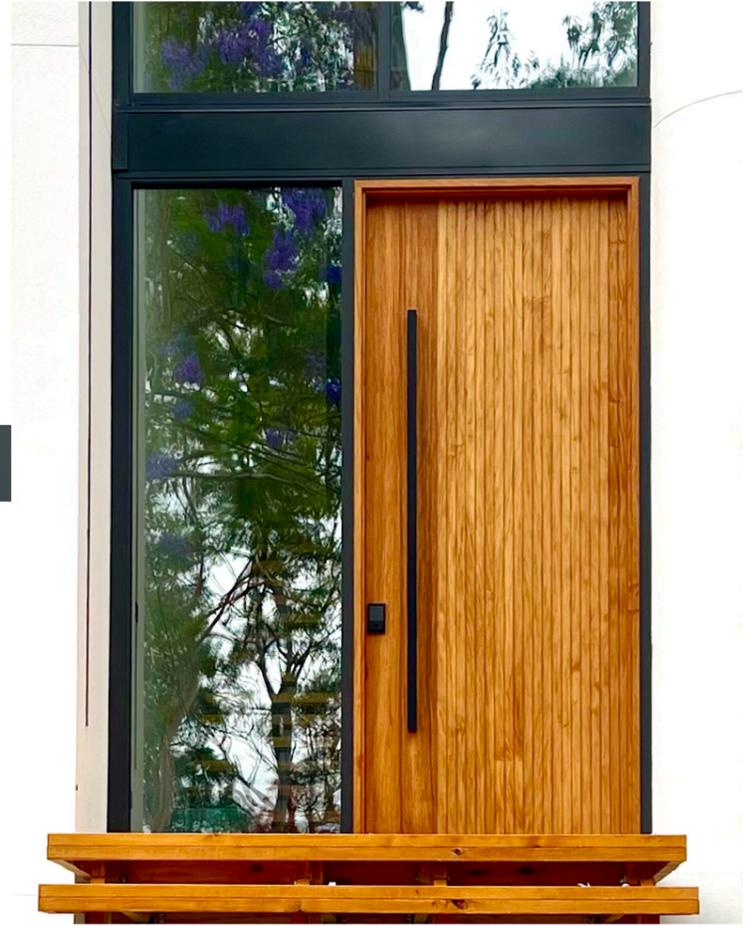
Paint

X2 coat paint to interior and exterior



Entry Door

2.4m high, 1.4m wide premium timber door



Door hardware

Quality door hardware, handles, locks



Flooring

1200x600 Italian/Spanish porcelain tiles to ground floor or Solid Timber
Engineered timber to upper floor



Stairs

Handcrafted stairs with steel frame and solid 60mm timber treads



Skirting & Architraves

90mm Pre-primed skirtings to non-wet areas
65mm Architraves to window and door frames

Window Treatment

Not included

Fireplace

Single sided ~1000mm subject to architectural design

Rinnai



Wardrobes

Master bedroom Walk-In-Robe

Handcrafted custom designed shelves, drawers, makeup vanity, automated LED lighting



Bedroom Wardrobes

Custom designed shelves, drawers, mirror door, automated LED lighting



KITCHEN

Island benchtop

Natural marble

Titanium Gold
Leathered Granite



Cabinets

remium 2-pac paint with
bullnose edge OR Premium
wood grain
2400 high wall cabinets
Bulkhead to ceiling
Drawers to floor cabinets except
under sink
Soft closing system
LED lighting to worktops
German made Hettich hinges



Worktops

Spanish porcelain

Domoos Dekton



Splashback

Tiles

Mixer

Premium pullout mixer

Nobili Flag
Gooseneck Pull
Out Sink Mixer
Tap Inox Stainless
Steel (5 Star) Lead
Free



Oven

X2
Premium German made
Built-in oven

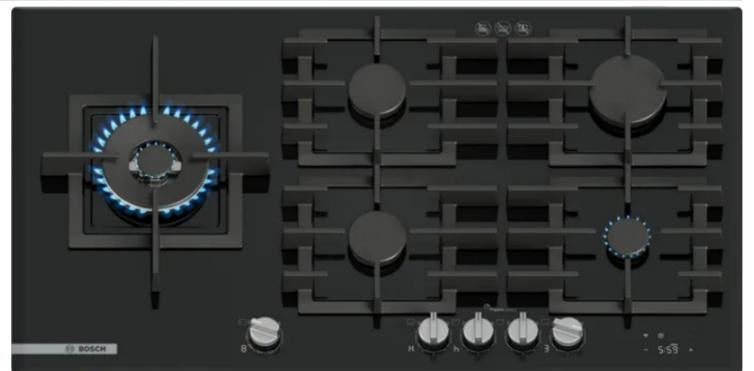
Bosch Series 8 or
similar Mille,
Smeg



Cooktop

Premium German made
900mm
5-burner
Built-in
Gas cooktop

Bosch Series 8 or
similar Mille,
Smeg



Rangehood

Premium Italian made
850mm
Undermount
Ducted

Sirius or similar



Dishwasher

European fully integrated
dishwasher

Bosch Series 6 or
similar Mille,
Smeg, etc



Sink

Granite sink



Fridge

Not included

Wine Fridge

Not included

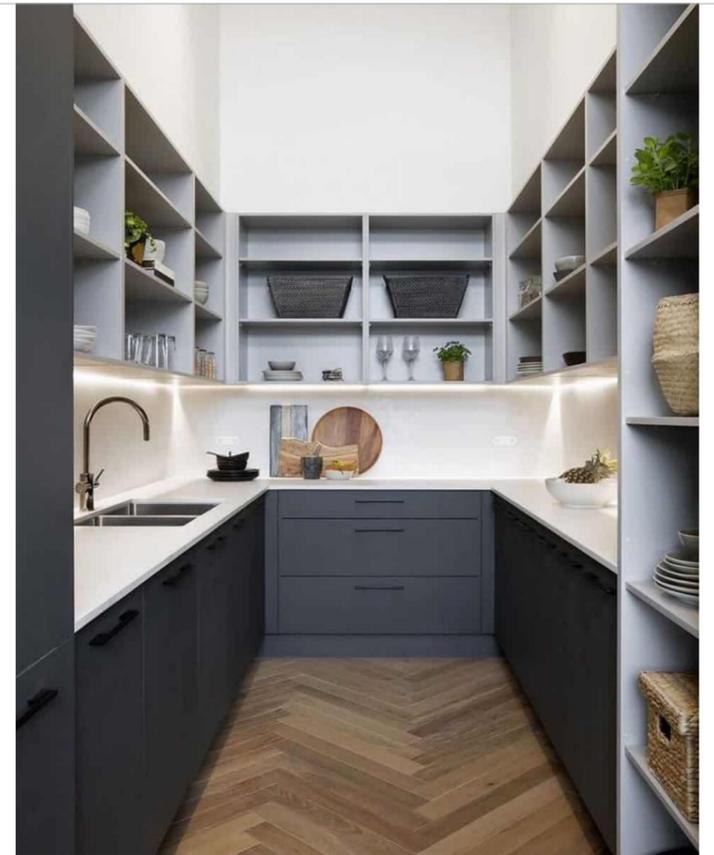
Bar Fridge

Not included

BUTLER

Cabinets

polytec



Benchtop

Engineered stone

Splashback

Italian or Spanish porcelain tiles

Mixer

Flexible mixer



Cooktop

German or Italian made 600 cooktop

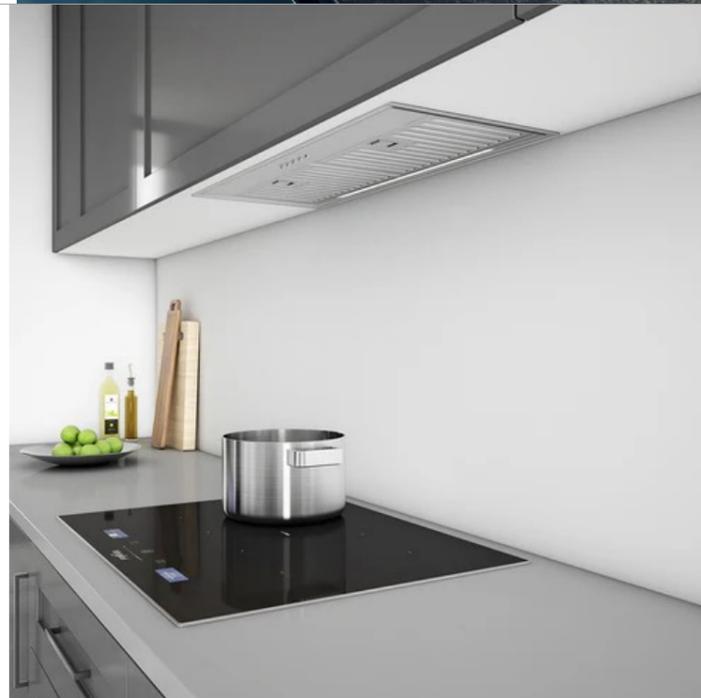
Delongi or similar



Range Hood

Premium Italian made Undermount Ducted

Sirius or similar



Dishwasher

European integrated dishwasher

Bosch Series 4



Sink

740x440 stainless steel



OUTDOOR KITCHEN

System

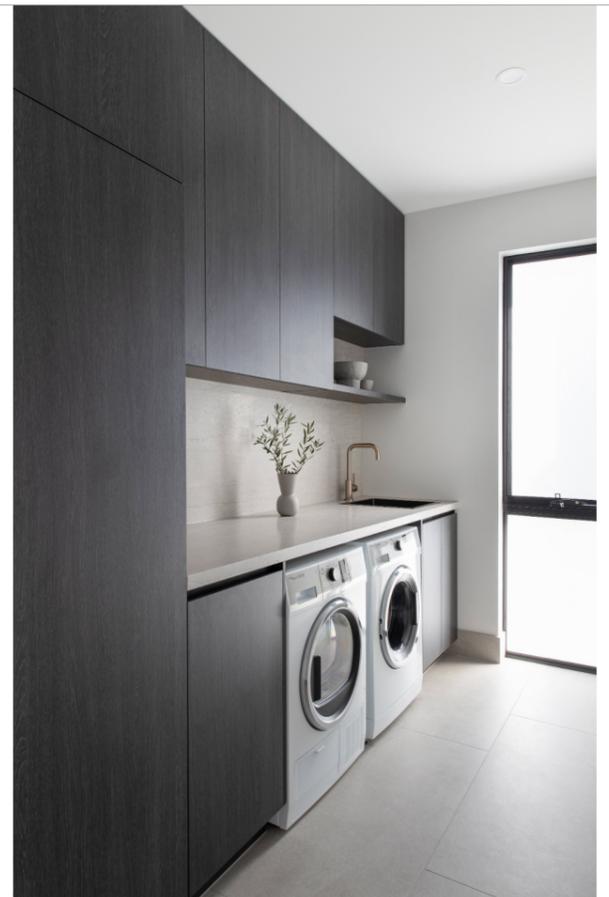
Branded outdoor kitchen
6 burner
Double door bar fridge



LAUNDRY

Cabinets

Wood grain
2400 high wall cabinets
Soft closing system
German made Hettich hinges



Benchtop

Engineered stone

Mixer

Flexible mixer



Sink

96X45CM Stainless Steel



Splashback

600x600 Italian or Spanish
porcelain tiles

MASTER ENSUITE

Walls

600x600 porcelain tiles
Full height tiling to all walls

Italian or Spanish
tiles



Floor

600x600 porcelain tiles

Italian or Spanish
tiles

Floor waste

100x100 tile insert



Vanity

Black walnut double bowl vanity
Italian Porcelain Top
Double marble basins

PARISI



Mirrors

Mirrors to suit architectural style

Bathtub

Stone Bohemien 1600
freestanding

PARISI



Shower screens

Frameless glass



Shower tapware

Twin shower on rail

PARISI



Basin & bathtub mixers

Wall mounted

PARISI



Towel rail

900mm Towel rail

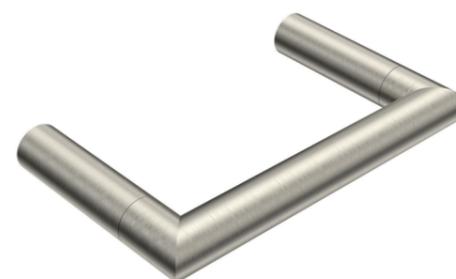
PARISI



Toilet roll holder

Quality brushed brass

PARISI



Toilet suite

In-wall cistern toilet suite
Wall Faced Pan Rimless including
soft close seat

PARISI



Bidet

Available for upgrade

Exhaust fan

Ducted

**BATHROOMS & other
ENSUITES**

Walls

600x600 porcelain tiles
Full height tiling to all walls

Italian or Spanish
tiles

Floor

600x600 porcelain tiles

Italian or Spanish
tiles

Floor waste

100x100 tile insert

FORME



Vanity

Premium 900mm wall hung
vanity & basin

PARISI



Mirrors

Mirrors to suit architectural style

Bath tub

Not included in Silver Inclusions

Shower screens

Frameless glass

Shower tapware

Twin shower on rail

PARISI



Wall mounted

PARISI



Towel rail

900mm Towel rail

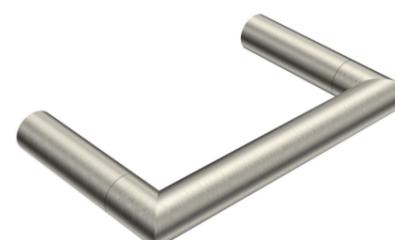
PARISI



Toilet roll holder

Quality brushed brass

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Toilet suite

In-wall cistern toilet suite
Wall Faced Pan Rimless including
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PARISI



Bidet

Available for upgrade

Exhaust fan

Ducted

ELECTRICAL

Downlights

Recessed LED downlights
X6 in lobby
X4 in living, lounge, master
bedroom, kitchen, alfresco,
ensuite, garage
X2 in bedrooms, bathrooms



External lights

X8 external wall lights

Pendant - kitchen island

X1 premium pendant



Pendant - Living

Available for upgrade

Pendant - Lounge

Available for upgrade

Pendant - Office/Study

Available for upgrade

**Pendant - Rumpus/
Retreat**

Available for upgrade

Pendants - Theatre

Available for upgrade

**Pendants - Master
Bedroom**

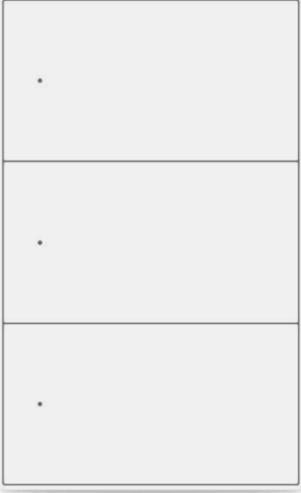
Available for upgrade

Pendants - bedrooms

Available for upgrade

Pendant - entry void	X1 premium pendant	COCO REPUBLIC	
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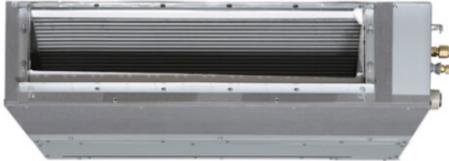
Interior wall lights	Available for upgrade
Interior track lights	Available for upgrade

Switches	Premium smart switches	ZEMISMART		 
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GPOs	X2 external to outdoor X1 in lobby X2 in living, lounge, master bedroom, kitchen, alfresco, ensuite, bedrooms X1 in garage, bathrooms
Smoke detectors	As required
TV & antenna	X1 roof-mounted antenna x1 TV point
Internet	X1 NBN point at ground floor
Solar power	Available for upgrade
Wind power	Available for upgrade
Ceiling fans	Available for upgrade
Power controlled blinds	Available for upgrade
Smart Home System	Available for upgrade

PLUMBING

Services	Water, Sewer, Stormwater, Gas Septics or detention tanks not included
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<p>Rainwater tank</p>	<p>X1 premium metal 3000L tank Concrete base to tank</p>		
<p>Hot Water System</p>	<p>Gas Hot Water Storage</p>		
<p>AIRCON.</p>	<p>Ducted system</p>		
<p>Outdoor units</p>	<p>Wall or floor mounted</p>		
<p>Internal units</p>	<p>Inside ceiling mounted - concealed</p>		
<p>Room outlets</p>	<p>Linear grilles - ceiling or wall mounted</p>		
<p>Control system</p>	<p>Touch pad Wifi connection Mobile App control x1 wall-mounted control pad 8 zones</p>		

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