




**PRACTICAL
HOMES**



Premier Inclusions

Our beautiful standard inclusions

A modern kitchen and dining area. In the foreground, a white countertop with a sink and a white stool is visible. In the background, a dining table with four chairs is set up. A fireplace is visible on the left wall, and a large window is on the right wall. The room is brightly lit with natural light from the window.

Here at Practical Homes we offer an extensive range of premier inclusions and fixtures that allows you start your new home journey with quality products in all the right places.

We have partnered with respected brands and suppliers to provide you a home you will be proud of for years to come.

From Italian appliances to beautiful
Caesarstone Benchtops it's easy to see why

It pays to be practical

External inclusions

Monier[™]
ROOFING

Colorbond[®]

PGH BRICKS &
PAVERS[™]

WIDELINE
WINDOWS & DOORS

Dynamic
DOOR SERVICE



Monier Elabana & Atura range roof tiles

450mm Wide Eaves including soffit lining*

H2 Blue Pine Termite 90mm Timber External/Internal Frames

PGH Bricks Face Bricks - Builders Range

Wideline Aluminium Powder Coated Keyed Sliding Windows and Sliding Doors.

Colourbond Standard Colours Steel fascia, gutter and PVC downpipes

Sarking to Underside of Roof Tiles

Translucent glazing to Bathroom, Ensuite, Powder Room and WC*

Painted finish to all Timberwork and Cladding*

22.5 Roof Pitch*

External Powder Coated Balustrade to Double Storey Balconies*

Plain concrete slab to front patio/rear Alfresco poured in conjunction of house slab*

Dynamic Door Slimline or Flatline Panel Lift Garage Door - Standard Colorbond Colours

Corinthians Madison Range Entry Hinged Door Painted Finish with Clear Glazing Incl. Enviro Weather Seal

* MAY EXCLUDE SOME SITES, SUBJECT TO HOUSE DESIGN & FAÇADE

PREMIER inclusions

Internal inclusions



2440mm Ceiling Heights to Ground And First Floor

2040mm Corinthians Internal Doors - Builders Range

Gainsborough Internal Door Passage Handle in Satin Chrome Or Chrome - Builders Range

Gainsborough Internal Door Privacy Door Handle To Main Bedroom, Bathroom, Ensuite, Powder Room and WC *

Gainsborough Terrace And Deadbolt to Laundry Door*

Gainsborough Contemporary Align Tri Lock in Satin Chrome or Chrome

Corinthians Solid Core Door or Wideline Sliding Door to Laundry*

Corinthians 67mm Half Splay or Homebush Pine Painted Timber Architraves & Skirting Boards

Cove 90mm Cornice Throughout Home (Square Set to Bathroom And Ensuite)

R2.0 Wall Insulation for All Living Areas (External Walls)

R4.0 Ceiling Insulation (Excluding Garage And Alfresco)

Gyprock Lining to Internal Walls

110mm X 18mm Primed And Painted Void Trim (Double Storey Designs)

White Melamine Fixed Top Shelf With Chrome Hanging Rail to Bedroom Wardrobes

Four White Melamine Fixed Shelves to Linen And Walk In Pantry*

Framed Mirror Sliding Doors to Bedroom Wardobes*

Pine Painted Timber Stringer Staircase With Mdf Treads And Risers*

Pine Painted Timber Handrail and Newel With Timber Balusters*

Taubmans Three Coat Paint System to Ceiling

Taubmans Three Coat Paint System to All Internal Walls (Single Colour Throughout)

Taubmans Three Coat Paint System Gloss to Internal Woodworks

Semi Frameless Showerscreens (Illusion Range) With Clear Laminated Glass To Main Bathroom And Ensuite*

Polished Edge Frameless Mirror 1000mm High By Width Of Vanity To Main Bathroom, Ensuite, Powder Room and WC*

Caroma Maxton Bath (to Main Bathroom)

Wall Hung Vanity With Moulded Poly Top From Builder Ranges to Bathroom, Ensuite, Powder*

Caroma Venecia Basin Mixer to Vanities

Caroma Venecia Wall Mixer, Hand Held Shower Rail to Showers

Caroma Venecia Bath Mixer and Bath Spout

Caroma Cosmo Bathroom Accessories - Soap Dish, Towel Rail, Toilet Roll Holder, Towel Ring*

Chrome Floor Wastes Throughout

Stylus Prima II Coupled Toilet Suites Including Soft Close Seat

Clark Utility 42l Freestanding Stainless Steel Laundry Tub

Kitchen inclusions

Caeserstone Benchtop to Kitchen (20mm Thick - Builders Range)

Designer Polytec Laminated Matt Finish Kitchen Cupboards

Designer Polytec Laminated Matt Finish Overhead Cupboards to Both Sides Of Rangehood Including Bulkhead*

One Bank Of Four Drawers 450mm Wide Including Cutlery Tray

Quality Hettich Kitchen Handles (Builders Range) And Soft Close Doors And Drawers

Caroma Luna Satin Stainless Steel Sink with Drainer

Stylus Venecia Sink Mixer Chrome.

Omega 900mm Freestanding Gas Cooktop/Electric Oven

Omega 900mm Stainless Steel Ducted Canopy Rangehood



polytec



caesarstone®

omega

stylus

Hettich

Electrical

inclusions

Clipsal Iconic Series Double Power Points and Light Switches (One Per Room)

Light Bayonets Throughout (One Per Room)

One External Light Point to Patio, Alfresco And Laundry*

One Tv Point to Your Preferred Location.

One Phone Point to Your Preferred Location

Power Provision - Single Power Point For Dishwasher

Power Provision - Single Power Point For Microwave

Power Provision - Single Power Point For Fridge.

Power Provision - Single Power For Rangehood And Oven

Exhaust Fan to Main Bathroom, Ensuite, WC and Powder*

Hard Wired Smoke Detectors With Back-up Battery

Power Connection, Including Single Phase Power*



CLIPSAL[®]

Plumbing

inclusions



Slimline Above Ground 3000l Rain Watertank To Comply With Basix - Std Colorbond Colours

Garden Taps To Front And Rear Of Home

Cold Water Outlet To Dishwasher Provision

Gas Package Including Gas Provisions To Kitchen Cook Top, Continuous Flow Hot Water

Inc. Gas Connection (Subject To Natural Gas Availability).

One Internal Gas Baynet To Living Area.

Rheem Metro 26l Instantaneous Hot Water System (Subject To Natural Gas Availability)



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PREMIER inclusions

Other inclusions

Automatic Garage Door Operator Including 2x Wireless Remotes And Wall Switch Panel

Plasterboard Lined Interior to Garage

Internal Access Door From Garage to House*

Ceramic Tiles - Builders Range to the following:

- Floor and Walls to all Wet Areas - Builders Range
- 2m High Tiling to Shower 1.2m to Remainder Bathroom and Ensuite
- Skirting to Laundry, Powder and WC*
- Kitchen Splashback Up to 650mm High
- One Row of Tiles Above Vanity of Underside of Bathroom Mirror
- Tiled Splashback to Laundry Tub

HIA Building Contact

Relevant Construction And Home Owners Warranty Insurance

Architectural Plans

Engineers Structural Certification of Concrete Slab, Piers and Steel Beam Designs

Interim Occupation Certificate

Registered Surveyors Contour Plans and Final Identification Survey

Standard Complying Development (CDC)/Local Government Application Fees (Site Specific)

Perimeter Scaffolding and Safety Roof Rails As Required By Workcover

Standard Basix Assessment and Requirements

Sydney Water Inspection/Approval Fees

Granit Gard Non Toxic and Chemical Free Termite Protection and Certificate

Sediment Control

Storm Water Connection

3 Month Maintenance Warranty Period From Handover

6 Year Structural Guarantee



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