

Kingsbridge Inspire PLUS

Standard
Inclusions



Designed *for*
Lifestyle

More value, more inclusions designed to make your house a home!

The list of inclusions we've selected are designed to build a home that makes you comfortable, proud and safe. It means that you can move in and not have to worry about a thing!

External, Doors and Windows

- Category 1 bricks
- Concrete roof tiles
- COLORBOND® fascia, gutter & downpipes
- 920mm wide front entry door with clear glazing (sidelights per plan)
- Double glazed aluminium windows & sliding doors
- Double glazed aluminium entertainer sliding doors 2400mm wide & above
- Garden tap to front & rear
- Flush panel rear garage door
- Painted external frames to laundry (where applicable)
- Front entry, rear garage & garage/house access doors
- COLORBOND® sectional panel lift door with motor and three (3) remotes
- Zero step between garage and dwelling

Flooring

- Category 1 timber laminate flooring to entry & living areas connected to the kitchen (per standard house plan)
- Category 1 carpet to bedrooms, rear hallway & living areas not connected to the kitchen (per standard plan)

Kitchen

- 20mm M0 mineral surface with square edge to all benchtops
- 1000mm wide kitchen island benchtop
- 900mm stainless steel freestanding cooker
- 900mm canopy rangehood
- 600mm dishwasher
- Laminate overhead cabinets to each side of rangehood
- Laminate overhead cabinets above fridge space
- Laminate base cabinets
- Soft close to all cabinet doors & drawers
- Double stainless steel undermount sink
- Chrome sink mixer with pull out spray
- Category 1 tiled splashback

Internal luxury finishes

- 2590mm high ceilings to single storey
- 2590mm high ceilings to ground floor & 2440mm high ceilings to first floor of double storey
- Painted staircase with MDF treads, risers, stringers, pine posts, balustrading & handrails
- 75mm cove cornice
- 67mm skirting & architrave
- 870mm wide garage/house access door
- 2040mm high flush panel internal doors
- Lever door handles to internal doors
- Melamine shelf with hanging rail to robes
- Four (4) Melamine shelves to pantry & linen
- Three (3) coats cat 2 upgrade paint to internal walls
- Satin water based enamel paint to internal doors, skirting & architrave
- Door stops (design dependent)
- Twenty (20) LEDs (plus batten holders to remaining rooms, (excludes garage, dimmers not included)
- Gas ducted heating to suit standard house
- Single power points to fridge, dishwasher & rangehood
- Double power points to remainder of home
- Two (2) x TV Points
- One (1) x TV antenna (if allowed)
- One (1) x prewired phone points
- External double led spotlight with sensor
- Hardwired smoke detectors
- Safety switch to meter box
- Double roller blinds to front windows, Single roller blinds to remaining clear glass windows & sliding doors.

Laundry

- 900mm laminate base cabinet
- 20mm M0 mineral surface with 20mm square edge
- 45-litre stainless steel insert trough
- Chrome sink mixer
- Category 1 floor tiles with tiled skirtings
- Category 1 wall tiles to splashback
- Concealed washing machine connection



Bathroom, Ensuite & Powder Rooms

- Laminate cabinetry
- 20mm M0 mineral surface, 20mm square edge
- Square inset basin
- Tiled shower base
- One (1) hobless shower with semi-frameless shower screen to one builder nominated shower & clear glass (design dependent)
- Semi-framed shower screens to all other showers
- Wall faced rimless toilet suites
- Acrylic bath (where reqd, size per plan)
- Chrome mixer taps
- Chrome shower on rail
- Polished edge mirror, width of vanity
- Category 1 floor tiles with tiled skirtings
- Category 1 wall tiles
- Obscure glazing to all windows (if reqd)
- Privacy lock (design dependent)
- Tiled shower niche
- Chrome double towel rails & toilet roll holder

Landscaping & Gardens

- Combination of plants, mulch & toppings to front and rear. 1 tree front yard.
- Section of turf to front & rear yards
- Drip Irrigation connected to two (2) garden taps with timers
- Compacted paths around perimeter of home and under clothesline
- Treated pine paling fence to be installed as per builder's standard specification
- Nature strips levelled & seeded
- Clothesline
- Letterbox (with numbers) to suit developer requirements
- Fencing: 1800mm high standard
- Driveway/Porch/ODL: Colour through concrete slab

Façade

- Augusta façade

Energy Efficiency

- 7-star energy rating report incl. whole of home assessment & compliance
- Electric heat pump hot water
- R2.5 insulation batts & sisalation to external walls & garage/house internal wall (excludes garage external walls)
- R6.0 insulation batts to ceiling (excludes garage, porch and outdoor living area)
- R6.0 insulation batts to floor of first floor over garage, porch, outdoor living & open space
- R6.0 insulation batts between ground and first floor (double-storey homes)
- Exhaust fans positioned above showers
- External venting to all exhaust fans & rangehoods
- 2.2kW solar PV array with five (5) solar PV panels and 3kW inverter (design dependent)

On-Site

- Building permit inclusive of fees, working drawings, engineering & specifications
- Site analysis including soil test, survey plan & property information
- Site & service connections for lots up to 450m²
- Up to 300mm fall over building area & 6m set back

Quality

- Brick infills above all windows & doors, including front garage door (design dependent)
- Plaster lined ceiling to porch & outdoor living
- Engineered roof trusses
- Engineered H1 class concrete waffle slab
- Concrete floor to portico & outdoor living poured as part of slab
- Concrete floor to garage poured as part of slab
- Two (2) part termite treatment in accordance with Aust. Standard AS3660
- Three (3) month home care warranty period
- RACV Emergency Home Assist for twelve (12) months

View the Inspire Range



 Kingsbridge Inspire ^{PLUS}+

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