

# ■Kingsbridge Complete

Standard  
Inclusions



Designed *for*  
**Simplicity**



# Kingsbridge Complete

## Inclusions designed to make your house a home!

Experience the convenience of turnkey living with our Kingsbridge Complete range. Our thoughtfully chosen luxury inclusions are crafted to seamlessly accommodate your modern lifestyle. With upgraded features included as standard, your Kingsbridge Complete house is ready to move in and make your home.

### External, Doors and Windows

- Category 1 bricks or hebel
- Category 1 concrete roof tiles
- COLORBOND fascia, gutter & downpipes
- Double glazed windows & sliding doors
- Flush panel internal access door
- Natural colour mortar with rolled joints
- Brick infills above windows to front Façade
- Brick or hebel infills above windows to balance of home & garage
- Plaster lined ceiling to porch and outdoor living (if applicable)
- 2040mm x 870mm painted timber front entry door with router panels to outside
- Double cylinder deadbolt
- Entrance set (to all external hinged doors)
- Colour through concrete driveway and front path, porch & outdoor living (if applicable)
- COLORBOND sectional garage door with 2 remotes
- Pedestrian weatherproof door from garage to house
- Concrete floor
- Aluminium awning windows
- Keyed alike window locks to openable windows
- Flyscreens to all openable windows
- Barrier door to all sliding glass doors
- Flood light with sensor outside laundry

### Garden & Landscaping

- Combination of plants, mulch and toppings to front and rear. 1No. tree to 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
- Fencing rebate of \$1,750 paid on final build payment
- Nature strips levelled & seeded
- Clothesline
- Letterbox (with numbers) to suit developer requirements

### Internal luxury finishes

- 2590mm ceiling height to ground floor/ 2440mm ceiling height to first floor
- Plasterboard walls, ceilings and cornices
- 67mm single bevel architrave and skirting boards
- 75mm scotia cornice
- Three coat paint system throughout
- Full gloss enamel paint to skirting boards and architraves
- Melamine shelf with 1no hanging rail to bedroom robes
- Staircase consists of MDF treads, risers & stringers suitable for painting. Pine handrail suitable for painting.
- Flush Panel Doors 2040mm high throughout
- Lever door handles to passage doors
- Lever half set door handles to hinged robe doors
- Privacy locks to be installed on master bedroom, all Bathrooms, Ensuites, WC's and Powder Rooms
- Roller blinds to clear glass windows & sliding doors, roller blinds mounted on top of window.
- Double power points throughout
- LED downlights throughout
- White wall mounted switches
- Two (2) x TV points
- One (1) x TV antenna (if allowed)
- Two (2) prewired phone points
- Gas ducted heating to all bedrooms and living areas with programmable thermostat
- 1No. Split System Air Conditioner to Main Living Area and 1No. to Master Bedroom on a Double Storey

### Laundry

- Laundry trough in acrylic cabinet
- Sink mixer tap
- 100x300 tiles to splashback (as per colour selection)

### On-Site

- Fixed price site costs including rock excavation & removal (if reqd)
- Survey and drafting plans
- All permits as required by building regulations
- Engineer designed foundations
- All service connections (excl customer account opening & fibre optic connection)



## Kitchen

- 900mm 9 function freestanding Cooker
- 900mm stainless steel canopy rangehood
- 600mm stainless steel dishwasher
- Laminate cabinets, including overhead cupboards
- Category 1 lip pull handles
- Double bowl undermount or overmount sink - stainless steel
- Sink mixer tap in black or chrome
- Category 1 tiled splashback
- Melamine shelving to pantry x 4
- Provide 20mm M0 mineral surface benchtops with a 20mm square edge to the kitchen wall and island cabinets.

## Bathroom, Ensuite & Powder Rooms

- Obscure glazing to ensuite, bathroom, wc
- Round or square semi inset vanity basin
- Laminate cabinet
- Category 1 lip pull handles
- Soft line semi framed shower screen - clear glass
- Tiled shower base
- Polished edge mirror to full width of vanity
- Mixer tap & shower outlet
- Single towel rail and toilet roll holder
- 4 star closed coupled toilet suite
- 20mm M0 mineral surface benchtops with a 20mm square edge to the ensuite & bathroom
- Shower waste
- Shower niche
- Tile Trim
- Acrylic bath

## Energy Efficiency & Safety

- 7 Star energy rating to building fabric
- Electric heat pump hot water service
- Glasswool insulation to walls and ceilings
- Self sealing exhaust fans positioned above all showers
- External venting to all exhaust fans and rangehoods
- Interconnected smoke detectors with battery backup
- Safety switch to meter box
- Provide 3rd pipe recycled water (if reqd) including connections to all toilets and 1 No. garden tap.

## Quality

- Two part termite treatment in accordance with Aust. Standard AS3660
- Engineered waffle slab concrete floor
- Pine wall frame & roof trusses
- BAL12.5 rating area the following items if required:
  - fully sarked roof
  - whirlybird to roof with ember guard
  - aluminium flyscreens with aluminium mesh to all openable windows
  - metal mesh to weepholes
  - 4mm thick A Grade Safety glass to windows within 400mm of ground
  - solid timber external doors
  - weather strips to the base of all external side hinged doors
  - metal gas & water pipes if exposed
- Provide NBN Co basic fibre pack including:
  - Internal conduit with draw string
  - 1No. GPO
  - 1No. Phone point (run to plates on wall in Garage for patching to NBNCo supplied product)
  - 2No. Data points (run to plates on wall in Garage for patching to NBNCo supplied product)
  - CAT6 cable CAT6 mech
  - Note: Excludes connection.
- Home Owners Warranty
- 3 Month maintenance period
- Full house clean on completion
- Independent Quality Inspections
- 12 Months of RACV Emergency Home Assist

## Flooring

- 450x450 wall tiles to wet areas as per colour document
- 450x450 floor tiles to wet areas as per colour document
- Timber laminate flooring to entry and living areas connected to the kitchen (refer plan) as per colour document
- Carpet to balance of home, including stairs

View the Complete Range



 **Kingsbridge Complete**

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*This information is indicative only, Kingsbridge reserves the right to change package details, prices or substitute the make, model and/or type of any of the above products, specifications, inclusions or promotion without notice or obligation. Please refer to final contract documents and final working drawings for exact details, E&OE. Correct as at September 2024.*