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
- 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 above windows to balance of home & garage
- Plaster lined ceiling to porch and outdoor living (design dependent)
- 2040mm x 870mm painted timber front entry door with router panels to outside
- Double cylinder deadbolt
- Entrance set (to all external hinged doors, choice of black or chrome)
- Colour through concrete driveway and front path, porch & outdoor living (design dependent)
- COLORBOND® sectional garage door with two (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. One (1) 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
- 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

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 (3) coats Dulux wash and wear low sheen to internal walls
- Water based enamel semi gloss to skirting boards and architraves
- Melamine shelf with one (1) 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
- Privacy locks to be installed on master bedroom, all bathrooms, ensuites, WC's and powder rooms
- Double roller blinds to front windows, single roller blinds to remaining clear glass windows & sliding doors
- 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
- One (1) split system air conditioner to main living area and One (1) split system to master bedroom only on a double storey

Laundry

- Laundry trough & cabinet 45 Litres in stainless steel/white. Single taphole to trough
- Sink mixer tap, choice of black or chrome
- Tiles to splashback

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
- Handles from builder's range category 1
- Choice of a 1¾ sink or a double bowl sink - stainless steel
- Sink mixer tap in black or chrome
- Category 1 tiled splashback
- Melamine shelving to pantry x four (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
- Handles from builder's range category 1
- Soft line semi-framed shower screen, clear glass choice from black or chrome frame
- Tiled shower base
- Polished edge mirror to full width of vanity
- Mixer tap & shower outlet
- Double towel rail and toilet roll holder, choice of black or chrome
- 4-star closed coupled toilet suite
- 20mm M0 mineral surface benchtops with a 20mm square edge to the ensuite & bathroom
- Shower waste, choice of black or chrome
- Tiled shower niche
- Tile trim, choice of black or chrome
- Acrylic bath (design dependent)

Flooring

- Wall tiles to wet areas from category 1
- Floor tiles to wet areas from category 1
- Timber laminate flooring to entry and living areas connected to the kitchen (refer plan)
- Carpet to balance of home, including stairs

Quality

- Two (2) part termite treatment in accordance with Aust. Standard AS3660
- Engineered H1 class concrete waffle slab
- Pine wall frame & roof trusses
- Home owners warranty
- Three (3) month maintenance period
- Full house clean on completion
- Independent quality inspections
- Twelve (12) Months of RACV emergency home assist

BAL 12.5 - Included as Standard

BAL 12.5 rating area the following items if required:

- Fully sarked roof
- Whirlybird to roof with ember guard
- Aluminium fly screens 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

Energy Efficiency & Safety

- 7 Star energy rating to building fabric
- Electric heat pump hot water service
- R6.0 insulation batts to ceiling (excludes garage, porch & outdoor living)
- R2.5 insulation batts & sisalation to external walls & garage/house internal wall (excludes garage external walls)
- R2.5 to intermediate floor overhangs (i.e porch, alfresco and garage) where applicable
- 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
- 3.5kW solar PV array with eight (8) solar PV panels and 3kW inverter (design dependent)

View the Complete Range

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www.kingsbridge.com.au | 1800 897 896

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 2026.