



ASPIRATIONS



STANDARD
INCLUSIONS





SIMPLY AFFORDABLE LUXURY

Our Aspirations inclusions offer contemporary, practical finishes for your new home. With no compromise on quality, these simple yet stylish inclusions have been designed to impress. All the essentials you need, and all within your budget.

EXTERNAL FEATURES

- ✓ Clay bricks with natural colour rolled mortar joints.
- ✓ Clear glazed windows and sliding doors with powder coated aluminium frames.
- ✓ Keyed locks to all opening window sashes.
- ✓ Colour-on concrete roof tiles.
- ✓ Maintenance free Colorbond downpipes, fascia, barges and gutter.
- ✓ Fibre cement sheet infill or brickwork above windows and doors (as indicated on plans).
- ✓ Light weight fibre cement cladding to upper floor wall (product specific).

GARAGE

- ✓ Sectional garage door.
- ✓ External weatherproof flush panel rear access door.

HOT WATER & WATER TANK

VICTORIA

- ✓ 160 litre solar hot water system.

NEW SOUTH WALES

- ✓ Gas 135 litre capacity mains pressure hot water system for homes with up to three bedrooms and gas 160 litre capacity for homes with more than three bedrooms.
- ✓ 2,000 litre steel rainwater tank with bucket tap, submersible pump and connection to toilets.

ELECTRICAL

- ✓ Clipsal '2000 Series' switches and power points throughout the house.
- ✓ 9W fluorescent energy saving light globes.
- ✓ Weatherproof batten holder to each exterior door, excluding garage.
- ✓ Mains power Ionisation smoke alarms with battery back up (as indicated on plans).
- ✓ One TV point and 7m co-axial cable to roof space (as indicated on plans).
- ✓ Safety switch, circuit breakers and earth leakage to meter box.

CONSTRUCTION FEATURES

- ✓ Engineer designed class 'M' concrete slab.
- ✓ Alfresco with plaster lined ceiling, light point and concrete floor (if alfresco area indicated on plans).
- ✓ 2,400mm nominal ceiling height throughout single and double storey homes.
- ✓ Constructed for low level of bushfire attack. Bushfire Attack Level (BAL) – Low.





INTERNAL FEATURES

- ✓ Wall tiles from nominated builders' range, to kitchen, ensuite, bathroom, laundry, WC and powder rooms (as indicated on plans) for Melbourne and Geelong. Tile rebate for Regional.
- ✓ Ceramic floor tiles and matching 100mm high skirting tiles from nominated builders' range, to ensuite, bathroom, laundry, WC and powder rooms (as indicated on plans) for Melbourne and Geelong. Tile rebate for Regional.
- ✓ 75mm standard cove cornice to ceilings throughout dwelling and garage.
- ✓ MDF 42 x 12 architraves and 67 x 12 skirtings in 'Single Bevel' profile with a gloss enamel paint finish.
- ✓ Two coat paint system throughout.

DOORS & DOOR FURNITURE

- ✓ Designer front entry door with gloss enamel paint finish and timber front entry door frame.
- ✓ Entry door lever lockset in bright chrome to front door, external garage door and internal garage access door.
- ✓ Clear sidelight glazing to front door (if indicated on plans).
- ✓ Flush panel smooth skin internal doors with gloss enamel paint finish to all rooms, cupboards and robes.
- ✓ Bright chrome lever passage sets to doors.
- ✓ Flush pulls to sliding doors (if indicated on plans).
- ✓ All hinged doors include chrome hinges, latches and striker plates.
- ✓ External sliding door with keyed lock (as indicated on plans).

STORAGE

- ✓ Walk-in robe and bedroom robes with white melamine shelf and chrome hanging rail.
- ✓ Linen cupboard with 4 white melamine shelves (as indicated on plans).
- ✓ Site built broom cupboard with melamine shelf and sturdy timber frame.

HEATING

- ✓ Gas ducted heating unit with manual thermostat (points and unit size are product specific).

STAIRCASE – HOME SPECIFIC

- ✓ Closed stringer with MDF tread and riser in paint finish.
- ✓ Pine handrail with square posts painted gloss enamel. Round 14mm black steel balusters.



KITCHEN

- ✓ Over-mount stainless steel 1 ¾ end bowl sink.
- ✓ Square edge laminate benchtop in selected Formica colours.
- ✓ Overhead cupboards to each side of rangehood (as indicated on plans).
- ✓ Bank of four drawers with cutlery insert to top drawer.
- ✓ Site built pantry with flush panel door or laminated pantry with four white melamine shelves as per plans (home specific).

APPLIANCES

- ✓ European designed stainless steel finish appliances.
- ✓ 600mm electric 5 function oven with four burner gas cooktop and 600mm canopy rangehood.
- ✓ Provision for future microwave in cabinetry with power point.
- ✓ Provision for future dishwasher with capped cold water connection and single power point.

CABINETRY

- ✓ Designer cabinet handles to all laminate cabinets.
- ✓ White melamine lined cupboards and drawers.
- ✓ Laminate doors with protective 1mm edging in selected Formica colours.

ENERGY EFFICIENCY FEATURES

- ✓ Independent 6 star energy rating (Victoria).
- ✓ Glasswool R4.1 batt insulation to ceiling (excludes portico, garage and any alfresco of single storey homes, refer to drawings for double storey).
- ✓ Glasswool R2.5 wall batts to external walls of dwelling including garage/house wall. Wall wrap to external walls.
- ✓ Draught excluders and weather seals to house external hinged doors including garage/house access door.
- ✓ Exhaust fan with built in draft stopper above all showers and enclosed toilet suites.

COLOUR & FINISH SELECTION

- ✓ All exterior and interior colours, cabinet handles and tiles selected from a range of designer Aspirations colour schemes.





ENSUITE, BATHROOM, WC AND POWDER ROOM

- ✓ Vitreous china white vanity basin (as indicated on plans).
- ✓ Fixed mirrors with polished edge (size as per plans).
- ✓ Contemporary styled acrylic bath.
- ✓ Acrylic shower base (size indicated on plans).
- ✓ Semi-frameless polished silver shower screen.
- ✓ Laminate benchtop in selected Formica colours.
- ✓ Double towel rails, towel ring and roll holders with bright chrome finish.
- ✓ Water efficient AAA rated toilet.

TAPWARE

- ✓ Designer single lever chrome mixer tap to kitchen sink, basins, baths, showers and laundry tub.
- ✓ Water efficient AAA rated tapware.
- ✓ Garden taps provided to front and rear of house.

LAUNDRY

- ✓ 45 litre stainless steel bowl with suds bypass and powder coated steel cabinet.

HOME CONNECTIONS AND WIND RATING

- ✓ Includes underground power, mains water, mains gas, sewer and storm water connections based on a level building block of up to 650m² and a dwelling setback of no more than 6m from the relevant point at the site boundary (excluding additional connections outside lot boundary).
- ✓ Based on N2 wind rating.

TERMITE TREATMENT

- ✓ Part A termite treatment protection to home with collars to slab penetrations (Part B house perimeter protection not included).



KITCHEN TAP



BASIN AND
LAUNDRY TAP



SHOWER AND
BATH MIXER



BATH TAP



TOILET ROLL HOLDER

a family building homes for families™



Go to **dennisfamily.com.au** or call **1800 DENNIS** for more information.

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