

nexa  
— HOMES —

LUXURY  
INCLUSIONS



# INTERIOR

- **Doors**  
2340mm or 2040mm high flush panel internal doors incl. linen, laundry and pantry with smooth paint finish-design specific.
- **Door Stops** – Cushion doorstep to internal doors.
- **Door Furniture**  
Lever set to internal passage & robe doors in brushed satin chrome.
- **Walk – in Robe to Master Suite**  
1 set of 6 laminated shelves, 1 set of 3 laminated shelves & 3 drawers, hanging rails
- **Robes Other Bedrooms**  
Mirror sliding doors with 3 shelves, 3 Drawers & hanging rails
- **Linen** – 4 white melamine shelves.
- **Skirting & Architraves**  
Profiled 90mm architrave and skirting with paint finish
- **Cornice** – Shadow line cornice at ground floor and first floor.
- **Ceiling Height** – 2700mm high ceilings to the ground floor & first floor.
- **Fan** – 3nos.
- **Tiling** – 60 x 120 cm Tiles. Wall & Floor tiles (600 x 600 or 300 x 600) to Wet Areas from Nexa Homes extensive range
- **Paint** – Three coat system to all internal walls and woodwork.
- **Staircase** – MDF Staircase with Carpet (Design Specific)
- **Flooring**  
Ceramic Tiles in common areas and Carpet or Laminate flooring in Bedrooms-design specific.
- **Wet area floor & Wall coverings**  
Waterproofing to all wet areas as per Australian standards. . Floor to ceiling tiles in all bathrooms. Single tile skirting in Laundry on the back wall. Smart tiled square floor wastes. Tiled niche to Shower 400H x 600W.



- **Door to Laundry**  
Fully glazed hinged door or aluminium sliding door – design specific.
- **Door Furniture to External**  
Lever lockset in brushed satin chrome with deadbolt.
- **Roof**  
Hipped roof 22.5° roof pitch – design specific. OR Skillion Roof OR Flat roof
- **Roof Tiles / Metal Roofing**  
Choice of COLORBOND Roof in a contemporary range of colours  
OR CSR Monier Concrete tiles in Atura profile including roof sarking.
- **Fascia & Gutters**  
Colorbond fascia and slotted quad gutters
- **Cladding**  
170mm Primeline Newport weatherboard cladding design specific
- **Garage Door**  
Sectional overhead slimline garage door
- **Bricks**  
Face bricks with off – white mortar, Selection of bricks from Austral Wilderness Range.
- **Windows**  
Aluminium lockable windows & sliding doors
- **Alfresco**  
Plaster board ceiling with splayed timber moulding.  
Waffle pod concrete slab with Tile finish. 2 light points.
- **Termite Protection**  
Biofilm Termite management System  
– 50 year Guarantee.
- **Porch**  
Waffle pod concrete slab with tile finish
- **Taps**  
Garden taps to front and rear of the house
- **Tiles**  
30 x 60cm tiles to front porch and Alfresco

# EXTERIOR

## SERVICES & SUSTAINABILITY

- **HotWater**

26L continuous flow system.

- **Electrical**

Double power points throughout with single power points to appliance positions. Hard wiring to smoke detectors [battery backup] and oven. Earth leakage safety switch with single phase meter box.

- **Lighting**

2 Down lights per SQ. (min. 40 Down lights) Internal light points, external light points to entry & laundry area-design specific.

- **Exhaust Fan**

Exhaust Fan provided where required for ventilation purposes - design specific

- **Television**

Single storey home with one living - 1 TV point. Single storey homes with 2 living areas (Living and Family) - 2 TV points. Double storey homes with Living, Family and First Floor Leisure - 3 TV points.

- **Gas Line**

Gas connection to alfresco, kitchen and living / family space. (subject to availability)

- **Air Conditioning**

Daikin 16kw 4 zones - Double storey  
Daikin 12kw 2 zones - Single storey } — **Area Specific**

- **Insulation**

Insulation batts to meet the NATHERS / BASIX assessment.



## LAUNDRY

- **Tapware**

Chrome laundry mixer with cold & hot water provision

- **Benchtops**

20mm (upto 35sq)

40mm Stone Bench tops. (35sq & above)

- **Tiling**

Tiles to floor with skirting Tiling to perimeter

- **Sink**

Single bowl stainless steel sink. (Design Specific)

# BATHROOM & ENSUITE

- **Tapware**  
Chrome moveable spray handset on shower rail, Chrome basin mixer, Chrome bath / shower mixer, Chrome swivel bath spout.
- **Mirror**  
Frameless polished edge mirror to full width of vanity - Design specific
- **Benchtops**  
20mm (upto 35 sq)  
40mm Stone Benchtops. (35 sq & above)
- **Vanity & Handles**  
Floating designer vanity in one colour only.
- **Bath**  
1500mm - 1700mm free standing bath - design specific.
- **Shower**  
Frameless or Semi - framed shower screen with pivot door or Sliding Door and chrome frame-Design Specific.
- **Accessories**  
600mm chrome double towel rail and toilet roll holder.
- **Toilet Suite**  
Close coupled or Concealed Cistern Toilet Suite Design Specific  
Soft close seat.
- **Tiling**  
Floor to Ceiling tiles.



# KITCHEN

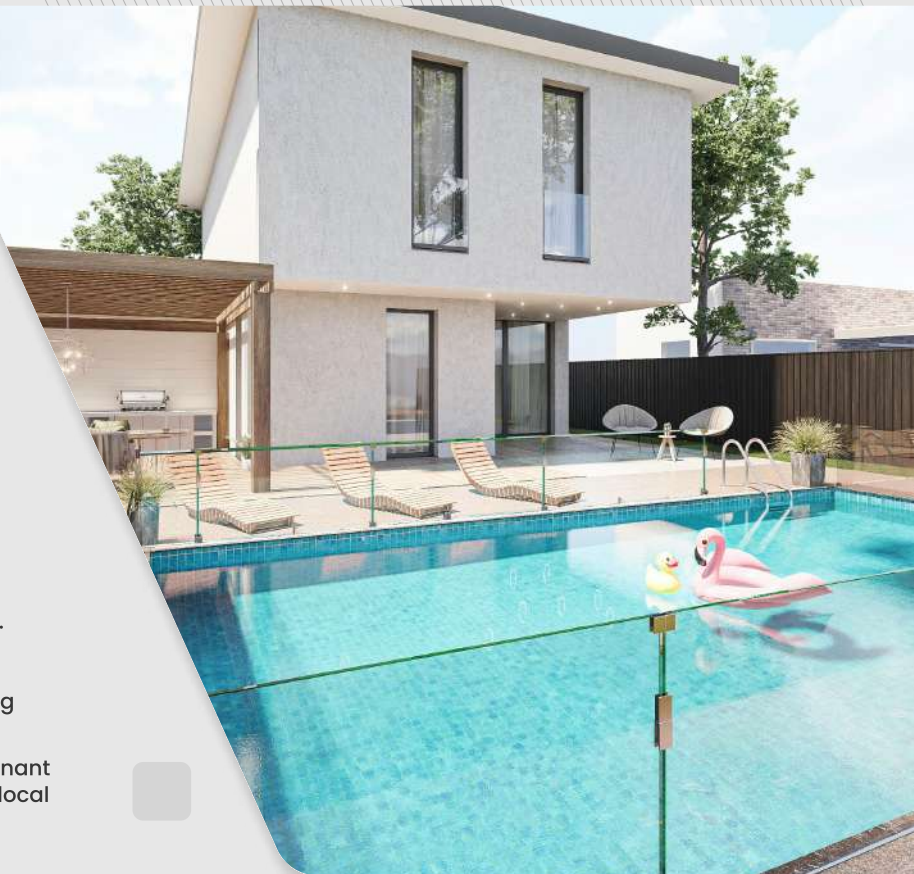
- **Oven (BOSCH OR SIMILAR)**  
900mm electric oven
- **Cooktop (BOSCH OR SIMILAR)**  
900mm gas cooktop
- **Rangehood (BOSCH OR SIMILAR)**  
900mm under mount rangehood
- **Dishwasher (BOSCH OR SIMILAR)**  
600mm freestanding Dishwasher
- **Tapware**  
Chrome sink mixer with U-shaped swivel spout
- **Sink**  
Double bowl under mount stainless steel sink.( Design Specific)
- **Splashback**  
Stone Splash back above benchtop
- **Benchtops**  
40mm Stone Benchtops. 40mm Stone Benchtop (waterfall design) on Kitchen Island bench
- **Joinery & Handles**  
Polyurethane or Laminate joinery with kick board
- **Soft Closers**  
To all kitchen sand bathrooms drawers and door
- **Pantry**  
Five shelves in white melamine - design specific

# Swimming Pool

## INCLUSIONS

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- Custom designed concrete pool.
- Extra large cartridge filter.
- Heating provisions.
- Pool depth up to 1.6 meters.
- Pebble interior lining.
- Flat level block construction.
- 2x pool lights.
- Steel reinforced concrete structure.
- Excavation (Rock excavation excluded).
- Engineer specifications & council / certifier approvals.
- Skimmer box, 2 circulation returns and hydrostatic valve.
- 300mm coping width including first row of tiles.
- Handover kit, start-up chemicals and automatic cleaning accessories.
- Upto 1 meter concrete around pool with 1.2m high permanent pool fencing (glass balustrade and self closing gate) to local council regulations.







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