



**Building
better homes**
SINCE 1903



THE
MODENA

MEDICI WAY
WOODVALE



The Modena.

The Modena is a four bedroom, two bathroom contemporary family home that boasts an oversized front porch outside and large living spaces inside. The spacious master suite is located at the front of the home and features plenty of natural light and a freestanding bath that overlooks the whole suite; giving the room a luxury hotel feeling. At the rear of the home is the three secondary bedrooms all with built-in robes and situated next to their own games rooms which gives your family the space it needs.

ON DISPLAY AT:

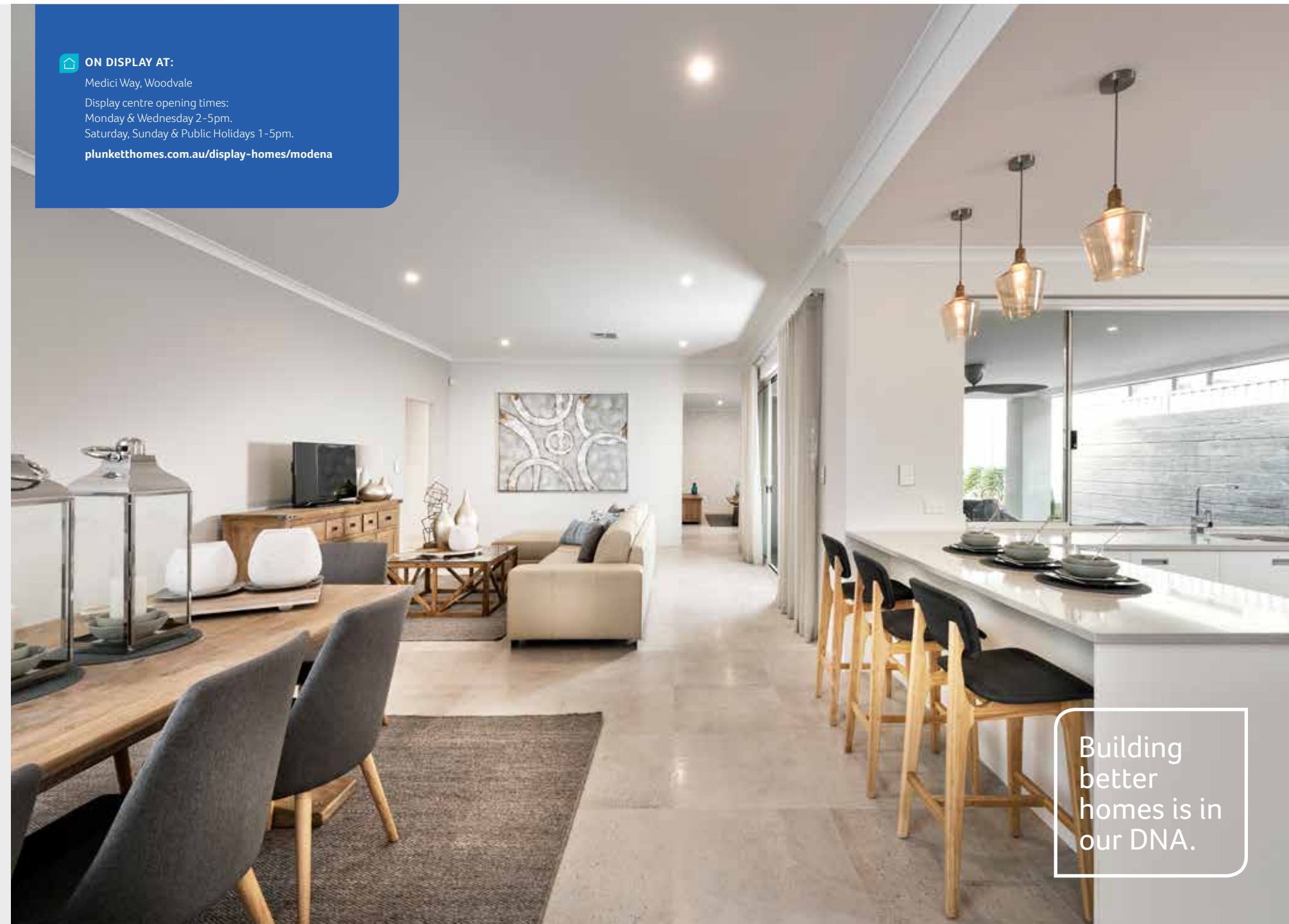
Medici Way, Woodvale

Display centre opening times:

Monday & Wednesday 2-5pm.

Saturday, Sunday & Public Holidays 1-5pm.

plunkethomes.com.au/display-homes/modena



Building better homes is in our DNA.



SOVEREIGN SPECIFICATION

General

- Double garage with grano hardstand and remote sectional garage door including two handsets (as shown on plan)
- Generous 30m² paved driveway and path from Builder's selected 60mm paving range
- Choice from Builder's selected range of concrete or clay paving
- Double clay brick construction
- Extensive choice of clay face bricks from Builder's selected range
- Cream mortar with concave joints
- H2 treated timber roof structure
- Choice of Colorbond steel or concrete roof tiles from Builder's selected range
- Colorbond gutters and fascia
- Slotted gutters which prevent overflow into eaves
- Fibre cement lining to eaves
- Jason Windows quality aluminium sliding doors and windows with standard glazing
- Choice of window frame colours
- Flyscreens to sliding windows and sliding doors
- Keyed boltlocks to aluminium sliding doors
- Breezelocks to sliding windows
- Designer range of entry door/s with double deadlock
- Quality Lockwood Nexion entrance set to front entry
- Garage internal access door including dead lock (if applicable)
- R4.0 ceiling insulation to house (and garage where required)
- Cavity insulation (if required)
- Plasterboard ceilings to the garage
- Fully painted with your choice of colour from the Builder's selected range excluding internal walls
- Corner beads to all internal full height corners excluding reveals
- Built-in/walk-in linen with 4x melamine shelves
- Built-in/walk-in robes to all bedrooms
- Mirrored sliding bypass doors to robes where shown
- Deluxe profile metal door jambs
- Flush panel doors
- Lever door furniture throughout
- Privacy locks to master suite, bathrooms and WCs
- Two smoke detectors direct wired to mains
- Arteor/white designer light switches
- One designer double power point to all habitable rooms plus a bonus three to positions of your choice
- Telephone point on cavity wall
- Electrical safety switch to mains
- Light point outside all external doors from main house
- Light point to each room
- Digital ready TV point
- Large Capacity Hot Water System*
- Brass garden taps to front and rear
- Full connection to sewer within ten metres of last fixture
- 7.5 metre water run
- Obligation free, detailed site appraisal
- Fixed price contract
- Six months maintenance agreement
- Engineer designed concrete footings and floor slab
- Feature contour survey of your block
- Shire building license fee
- Water Corporation application fee
- Professional consultants to advise on building queries
- Professional interior design service
- Finance consultant (if required)
- Lighting and electrical consultation
- 25-year structural guarantee
- Housing indemnity insurance

Kitchen

- Essastone tops to kitchen from Builder's range
- European styled Blanco stainless steel oven, hotplate and rangehood crafted in Germany
- Dishwasher recess with SGPO on separate circuit and cold water supply
- Generous pantry with white lined shelving

- Quality kitchen cupboards with white lined shelving
- Soft close doors and drawers to all kitchen cabinet work
- ABS edging to quality Laminex doors
- Builder's architectural range of cupboard handles
- Undermount scalloped double bowl stainless steel sink
- Chrome gooseneck sink mixer
- Generous allowance for ceramic wall tiles
- Microwave recess/shelf as shown (if applicable)
- Overhead cupboards with tiling to underside as shown (if applicable)

Bathrooms/Laundry

- Stone top to ensuite from Builder's standard range
- Two metre high wall tiling to shower recesses with mirror and screen heights to match
- Hobless shower with Ultimate 316 grade stainless steel channel grate to ensuite
- Semi-frameless pivot shower screen with semi-frameless door to bathroom showers
- Full width frameless mirrors above all vanities
- Fully lined vanity cupboards beneath vanity tops
- Caroma Cube back to wall freestanding bath to Ensuite
- Quality white vitreous square china basins
- Choice of stylish chrome mixer tapware to bathroom and ensuite from Builder's Sovereign range
- Rail shower fittings to bathroom and ensuite
- Vitreous china cistern and pan with soft close seat (white)
- Designer chrome double towel rails and toilet roll holders
- Flumed exhaust fan to ensuite, bathroom and ensuite WC (if applicable)
- Generous allowance for ceramic wall and floor tiles
- Floor tiles to bathroom, ensuite, laundry and WC
- Obscure privacy glazing to bathroom, ensuite and WC
- Square chrome on brass floor wastes

- Laminated cabinet and benchtop with 45 litre stainless steel inset trough to laundry
- Mitred edges to tiling where possible
- Automatic washing machine taps

Additional Features

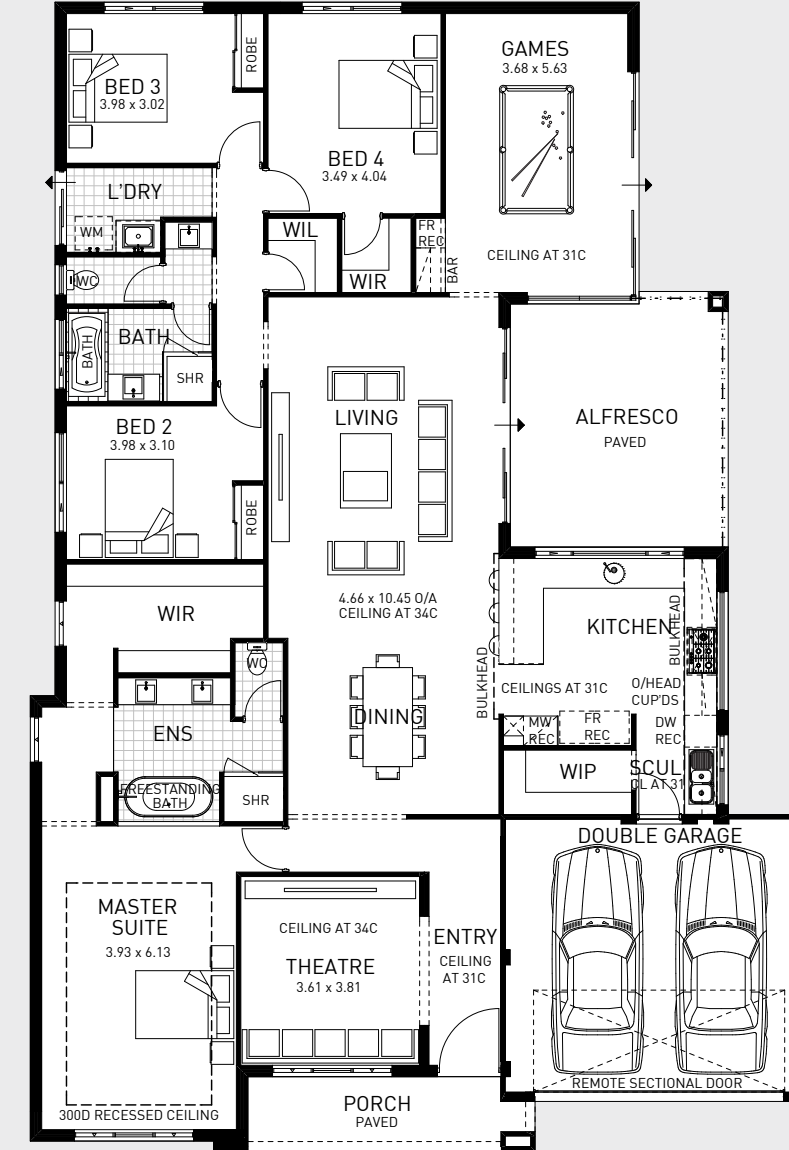
- Roll on acrylic render to entire house with contrasting colour to porch
- BWA aluminium screen- Rome with 38mm radius louvre blade with 10mm spacing to porch
- 1200 wide M+B Hilton door with clearglazing (non pivot) to entry
- Caroma Aura 1800 freestanding bath to ensuite
- Blanco oven, gas hotplate and canopy rangehood (recirculating)
- Clark Cellini round bowl undermount sink to kitchen, Clark Monaco scalloped undermount sink to scullery
- Microwave stack with laminated open shelves above, pot drawers below and winer rack

Display Extras

- Twilight custom range door with translucent panels
- Bar to games with cupboard,
- Bank of four drawers
- Fridge recess
- Overhead cupboards
- High tiling and Essastone top with additional laminate colour and Essastone colour allowance

Not Included

- Furnishings, air conditioning, site works and associated works, security, communication and sound systems, brick paving to areas unless otherwise noted, cavity pier for meterbox, floor coverings other than bathroom & ensuite, listello border & feature tiles, clear glazing to bathroom and ensuite windows, light fittings (location & quantity), built-in display units, fences and gates, retaining, landscaping, reticulation, aggregate grano, timber decking to porch and alfresco.



House area	248.49m ²
Garage area	34.96m ²
Alfresco area	22.05m ²
Porch area	8.36m ²
Total area	313.86m ²
Perimeter	79.76m
House width	15.69m
House depth	23.19m

Plan correct at time of printing but subject to change without notice.



The
Modena

Master &
Foundation
Series



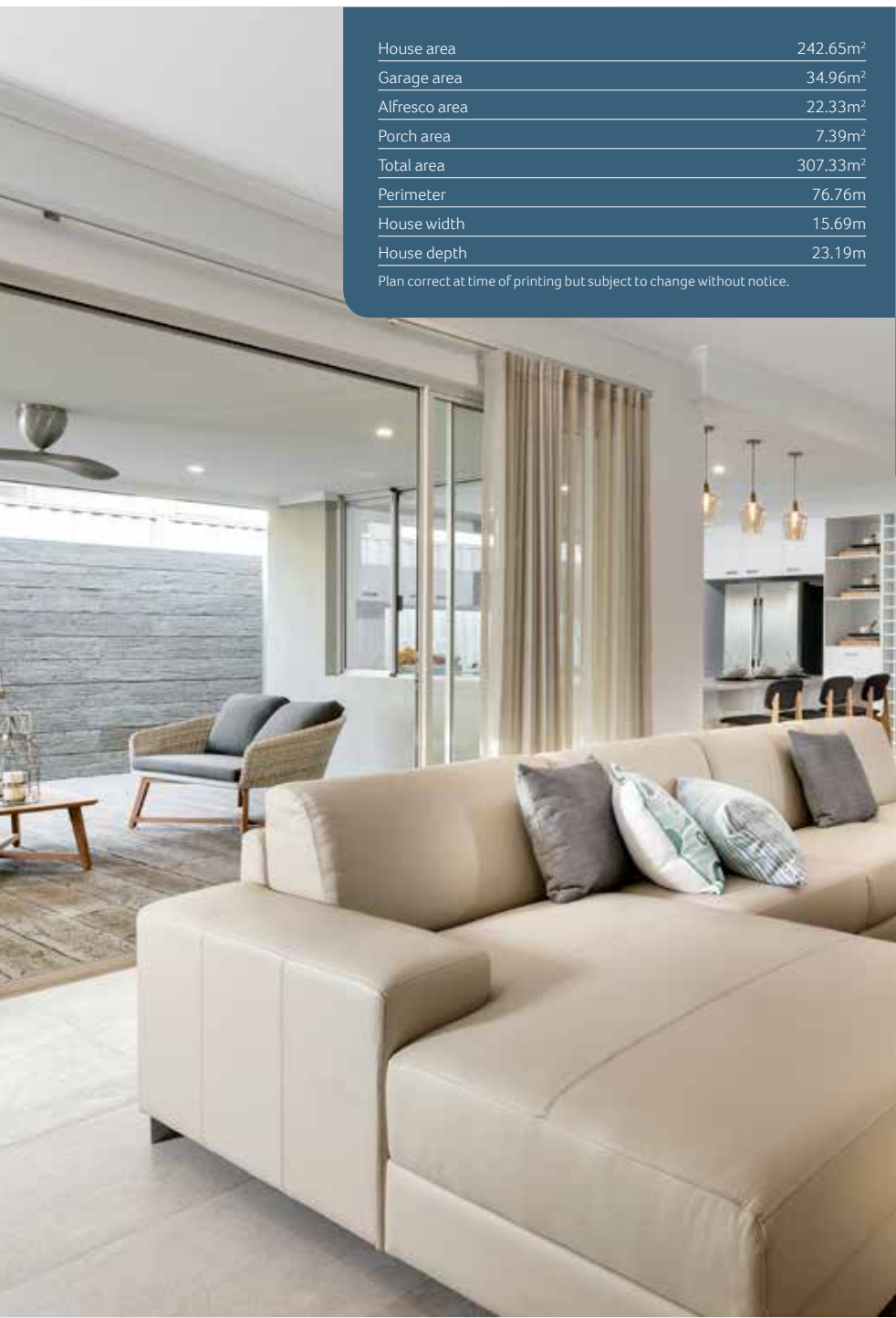
Same superior quality. Economised design.

The Master and Foundation Series include the same superior building standards and quality finishes, in an economised design.

Nothing is overlooked in your Plunkett home. It comes with all the inclusions you would expect, all sourced from suppliers who meet our high standards

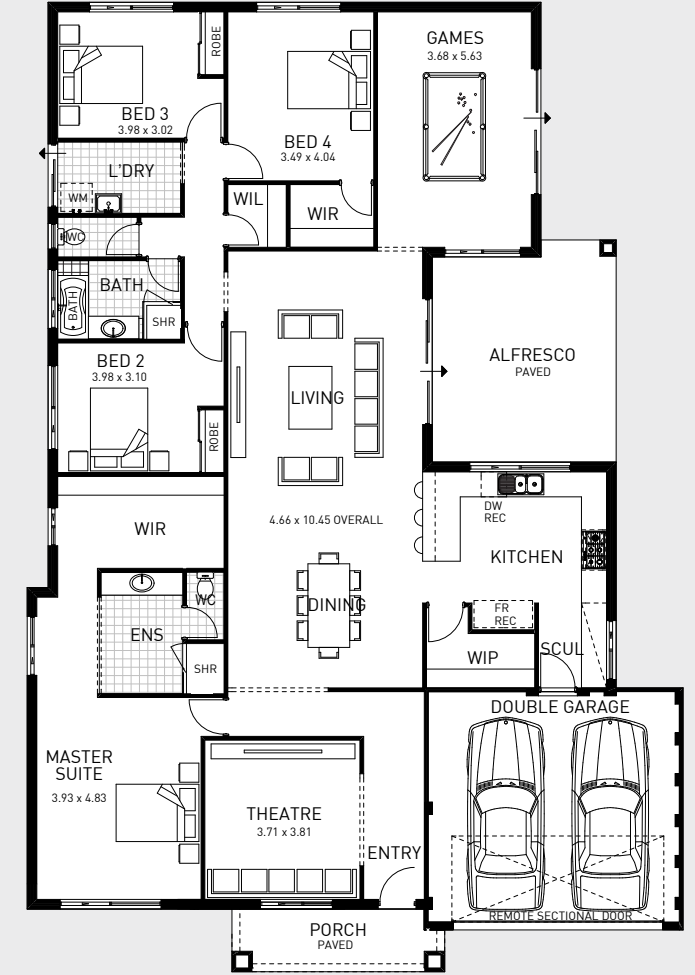
The Master and Foundation Series share the same Classic specification and elevation as shown..





House area	242.65m ²
Garage area	34.96m ²
Alfresco area	22.33m ²
Porch area	7.39m ²
Total area	307.33m ²
Perimeter	76.76m
House width	15.69m
House depth	23.19m

Plan correct at time of printing but subject to change without notice.



House area	212.60m ²
Garage area	34.96m ²
Alfresco area	15.09m ²
Porch area	7.39m ²
Total area	270.04m ²
Perimeter	71.36m
House width	14.69m
House depth	21.49m

Plan correct at time of printing but subject to change without notice.



CLASSIC SPECIFICATION

General

- Double garage with grano hardstand and remote sectional garage door including two handsets (as shown on plan)
- Generous 30m² paved driveway and path from Builder's selected 60mm paving range
- Double clay brick construction
- Two course clay face bricks from Builder's selected range
- Cream mortar with concave joints
- H2 treated timber roof structure
- Choice of Colorbond steel or concrete roof tiles from Builder's selected range
- Colorbond gutters and fascia
- Slotted gutters which prevent overflow into eaves
- Fibre cement lining to eaves
- Jason Windows quality aluminium sliding doors and windows with standard glazing
- Choice of window frame colours
- Flyscreens to sliding windows and sliding doors
- Keyed boltLocks to aluminium sliding doors
- Breezelocks to sliding windows
- Designer range of entry door/s with double deadlock
- Quality Lockwood entrance set to front entry with double cylinder
- Garage internal access door including deadlock (if applicable)
- R4.0 ceiling insulation to house (and garage where required)
- Cavity insulation (if required)
- Fully painted with your choice of colour from the Builder's selected range excluding internal walls
- Corner beads to all internal full height corners excluding reveals
- Built-in/walk-in linen with 4x melamine shelves
- Built-in robes to bedrooms as shown with double mirrored sliding bypass doors
- Deluxe profile metal door jambs
- Flush panel doors
- Lever door furniture throughout

- Privacy locks to master suite, bathrooms and WCs
- Two smoke detectors direct wired to mains
- White designer light switches
- One designer double power point to all habitable rooms
- Telephone point on cavity wall
- Electrical safety switch to mains
- Light point outside all external doors from main house
- Light point to each room
- Digital ready TV point
- Instantaneous hot water system with temperature safety valve
- Brass garden taps to front and rear
- Full connection to sewer within six metres of last fixture
- 7.5 metre water run
- Obligation free, detailed site appraisal
- Fixed price contract
- Six months maintenance agreement
- Engineer designed concrete footings and floor slab
- Feature contour survey of your block
- Shire building license fee
- Water Corporation application fee
- Professional consultants to advise on building queries
- Professional interior design service
- Finance consultant (if required)
- 25-year structural guarantee
- Housing indemnity insurance

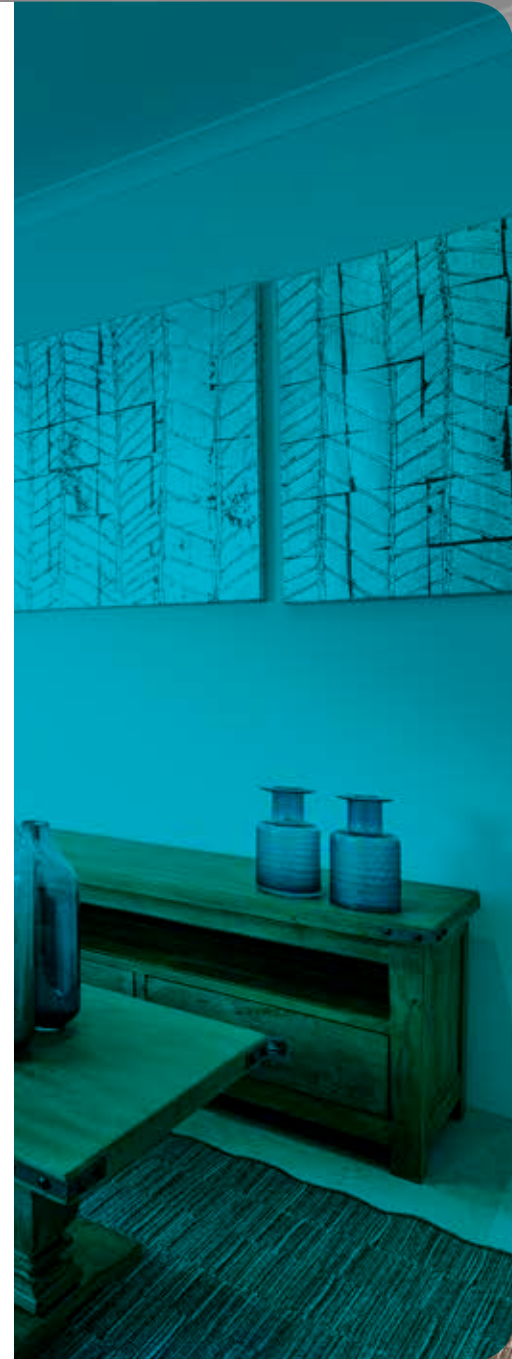
Kitchen

- 900mm Westinghouse stainless steel gas hot plate
- 600/900mm Westinghouse stainless steel electric wall oven
- 900mm Westinghouse stainless steel rangehood
- Dishwasher recess with SGPO on separate circuit and cold water supply

- Generous pantry with white lined shelving
- Quality kitchen cupboards with white lined shelving
- Soft close doors and drawers to all kitchen cabinet work
- ABS edging to quality formica laminated doors
- Builder's selected range of cupboard handles
- Designer 1¾ bowl stainless steel sink with end drainer
- Chrome mixer tap to sink
- Generous allowance for ceramic wall tiles

Bathrooms/Laundry

- Two metre high wall tiling to shower recesses with mirror and screen heights to match
- Semi-frameless pivot shower screen with frameless door to ensuite and bathroom showers
- Full width mirrors with frames above all vanities
- Fully lined vanity cupboards beneath vanity tops
- Contemporary design white bath with integrated arm rests for added comfort
- Quality white vitreous china basins
- Choice of stylish chrome mixer tapware to bathroom and ensuite from Builder's classic range
- Hand held shower fitting to ensuite
- Vitreous china cistern and pan with soft close seat (white)
- Designer chrome double towel rails and toilet roll holders
- Flumed exhaust fan to ensuite or ensuite WC
- Generous allowance for ceramic wall and floor tiles
- Floor tiles to bathroom, ensuite, laundry and WC
- Obscure privacy glazing to bathroom, ensuite and WC
- Round chrome on brass floor wastes
- Clark 45 litre stainless steel sudsaver trough with coloured cabinet
- Mitred edges to tiling where possible
- Automatic washing machine taps



25-YEAR STRUCTURAL
WARRANTY BACKED
BY MORE THAN 100
YEARS OF EXPERIENCE



Metro/Head Office

34 Burton Street
Cannington
Ph 9366 0100

South West Office

Unit 18, 42 Strickland Street
Bunbury
Ph 9780 9333

plunketthomes.com.au

Mid West Office

12 Bayly Street
Geraldton
Ph 9921 8835

Albany Office

344 Middleton Road
Albany
Ph 6819 5919

Builder's Reg. No. 7995

