



Building
better homes

SINCE 1903



THE
NEWPORT

52 VENICE
ENTRANCE
ILLUKA



The Newport.

Featuring a modern elevation, the Newport open plan design blurs the lines between inside and out. With space in abundance, the Newport boasts upper and lower living areas. Enjoy the separate dining and living rooms, complete with fireplace and feature shelving or stroll upstairs on the floating floorboard staircase to enjoy easy living with the study, theatre room plus three oversized minor rooms all serviced by their own upstairs bathroom.

 **ON DISPLAY AT:**
52 Venice Entrance, Illuka

Monday & Wednesday 2-5pm.
Saturday, Sunday & Public Holidays 1-5pm.

plunkethomes.com.au/display-homes/newport



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
- Fly screens to sliding windows and sliding doors
- Keyed bolt locks to aluminium sliding doors
- Breezlocks 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
- 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

- Stone tops to kitchen from Builder's 30mm 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

- 30mm Stone top to ensuite from Builder's standard range
- Two metre high wall tiling to shower recesses with mirror and screen heights to match
- Semi-frameless pivot shower screen with semi-frameless door to ensuite and bathroom showers

- Full width frameless mirrors above all vanities
- Fully lined vanity cupboards beneath vanity tops
- Contemporary design white bath with integrated arm rests for added comfort
- 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

Two Storey Specific items

- Floortech suspended concrete slab and stairs
- 29 course ground floor ceiling height, 28 course upper floor ceiling height
- Slab penetrations and ducts for air conditioning
- 600 high bath hobs to upper floor baths
- Two man holes, 1 to the upper floor and 1 to the lower for ease of roof area access
- 300 x 300 non slip ceramic tiles to the balcony floor
- Privacy screens to balcony if required
- Aluminium balustrade

Additional features

- Trowel on render throughout.
- Alucobond cladding including steel framing to Entry front elevation.
- Feature wall tiling to Entry/Porch. (300x300 tiles, PC\$100/m²)
- Colorbond quarter round gutters and colorbond 75mm round downpipes.
- Plasterboard ceiling to Garage, Porch, Alfresco and Balcony.
- 31c ceilings to ground floor including Garage and Alfresco, 40c ceiling to Porch, 28 course ceiling to upper floor including Balcony.
- 2340 x 1200, Corinthian Lumina LUMWS 1G door with

translucent glazing and Gainsborough Omni back to back handle to Entry.

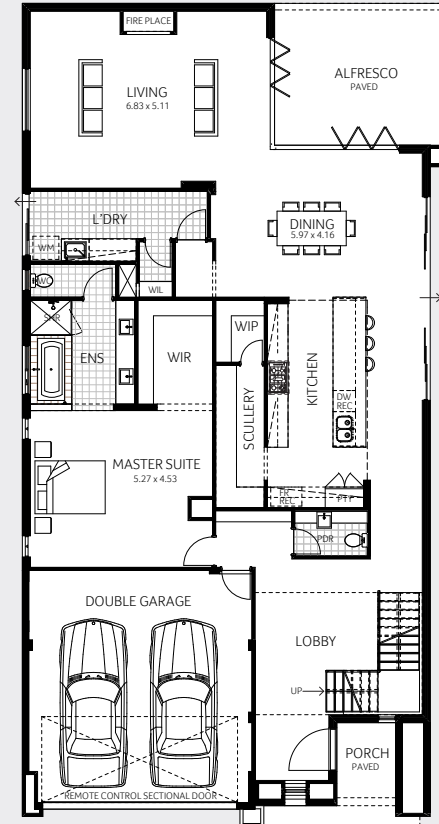
- Corinthian Madison PMADIN 101 internal doors throughout including Garage/House door. (Excludes roof access door)
- 1200x620, solid duracote roof access door to Bed 3 WIR.
- Standard builders range Garage door.
- Stainless steel and glass balustrade (Oceanbreeze) to Balcony and stairs
- Open tread staircase with 150x100 steel central spine stringer (single) and 270x45 timber treads from builders standard range.
- 30mm essa stone to Kitchen. 40mm essa stone (additional colour) including waterfall ends to island bench
- 3No additional laminate colours to Kitchen. Laminex silk to overhead cupboards.
- Brushed aluminium kickboard to Kitchen and Scullery
- 4 banks of 3No pot drawers to Kitchen. Additional set of 4No drawers to island bench. Pot drawer below under bench oven.
- Laminated pantry, laminated wine rack and overhead cupboards above adjacent fridge recess.
- Overhead cupboards with extended doors for finger recess and laminated open shelf section to overheads above hotplate.
- Microwave recess with pot drawer under to Scullery.
- 2 banks of 3No drawers to Ensuite and Bathroom vanities
- 30mm essa stone benchtop to Ensuite.
- Caroma quatro hob bath outlet to Ensuite bath
- 1800mm channel with linear grate (x2) to Balcony.
- Full height clear glazed walls and aluminium 1 light door to Study
- 6.38mm laminated glazing to front elevation fixed windows
- 6mm frameless mirrors with polished edges on chrome domes to Ensuite, Bathroom and Powder

Display Extras

- Versilux ceiling to Porch, Alfresco and Balcony in lieu of plasterboard.
- Custom Garage door with 5x3 champagne composite panel face fixed with a black rebate e/o standard builders range door
- Escea DL1100 gas fire to Living plastered fireplace (Gas and power included in base price)

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 alfresco, master bedroom WIR fit out.



Ground Floor area	203.33m ²
First Floor area	194.74m ²
Garage area	45.94m ²
Alfresco area	21.75m ²
Porch area	4.08m ²
Total area	469.84m ²
Perimeter	69.96m
House width	12.49m
House depth	23.79m

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



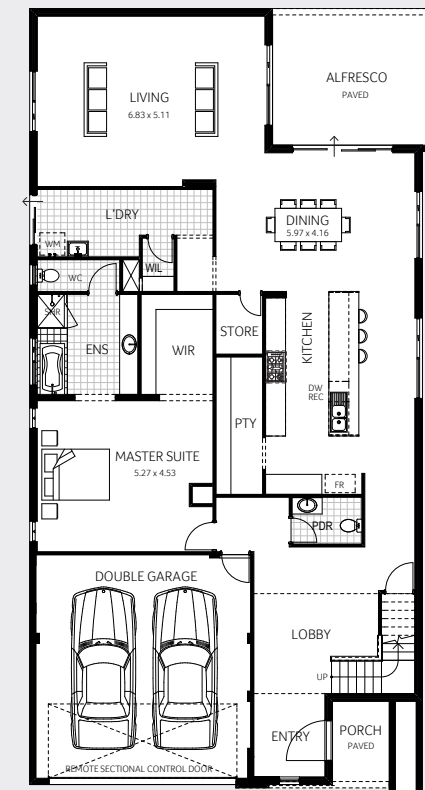
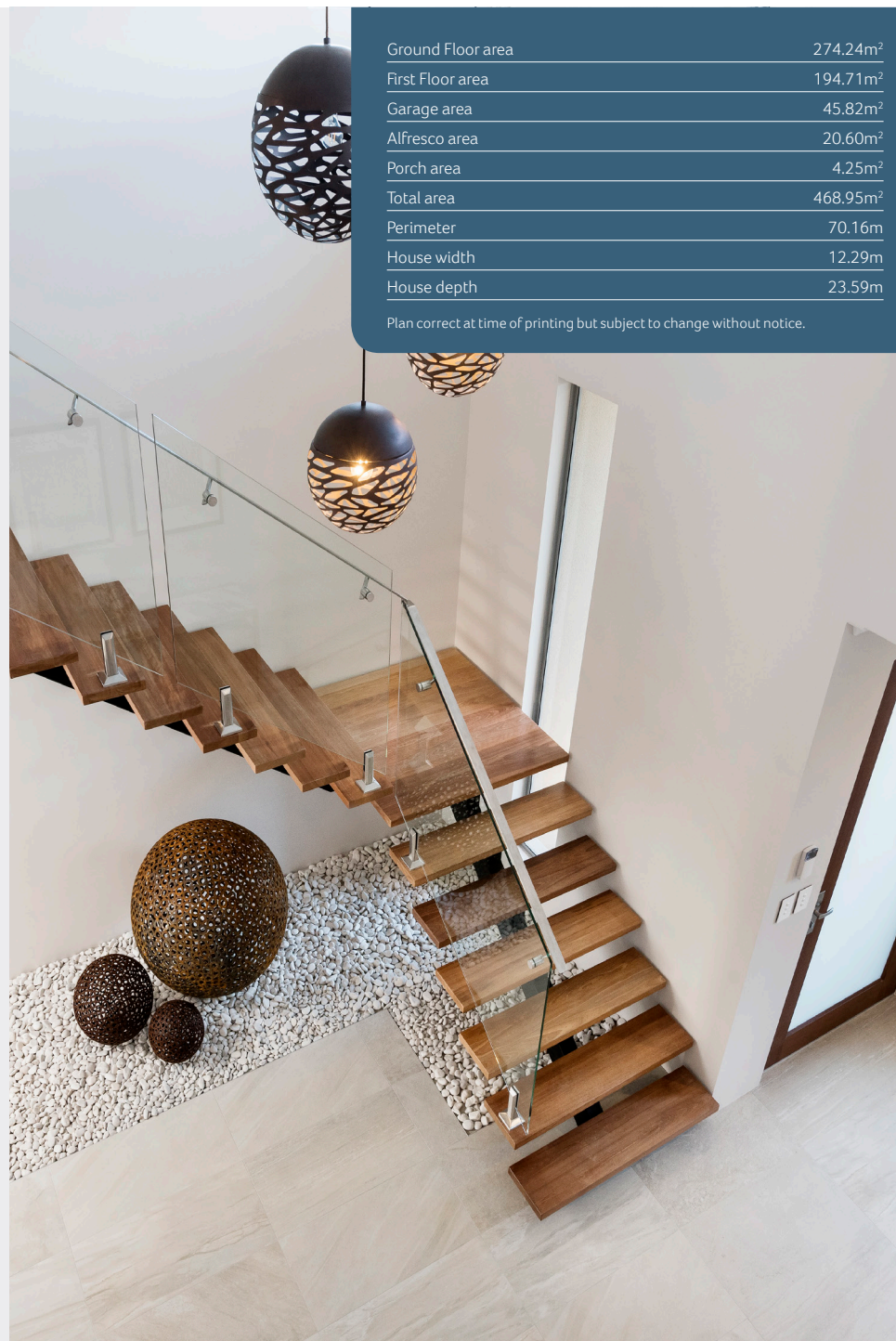
The Newport

Master Series



Ground Floor area	274.24m ²
First Floor area	194.71m ²
Garage area	45.82m ²
Alfresco area	20.60m ²
Porch area	4.25m ²
Total area	468.95m ²
Perimeter	70.16m
House width	12.29m
House depth	23.59m

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CLASSIC SPECIFICATION - MASTER

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 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
- Clark Cellini overmount sink with tap landing to scullery

Additional Features

- 2040X1200 (Non Pivot) Corinthian LUMWS 1G clear glazed door to Entry

Two Storey Specific Items

- Floortech suspended concrete slab and stairs
- 29 course ground floor ceiling height, 28 course upper floor ceiling height
- Slab penetrations and ducts for air conditioning
- 600 high bath hobs to upper floor baths
- Two man holes, one to the upper floor and one to the lower for ease of roof area access
- 300 x300 non slip ceramic tiles to the balcony floor
- Aluminium balustrade to balcony from builders standard range

The
Newport

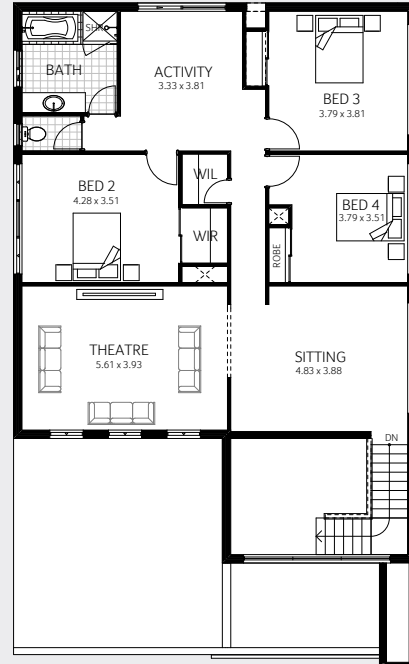
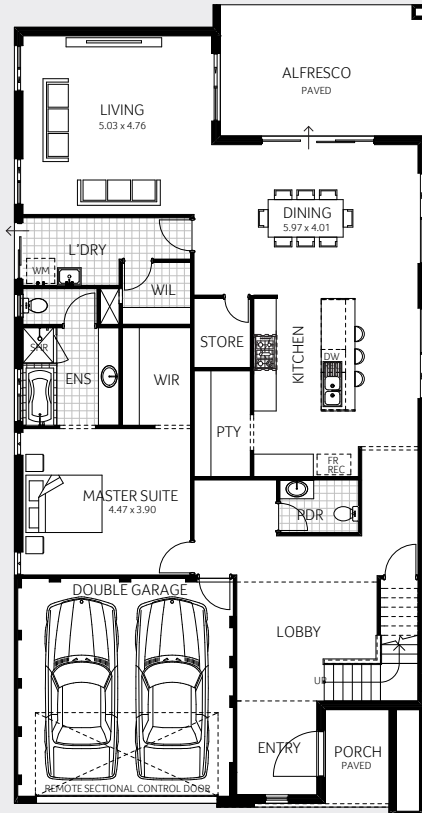
Foundation
Series





Ground Floor area	228.29m ²
First Floor area	151.46m ²
Garage area	35.04m ²
Alfresco area	19.36m ²
Porch area	4.25m ²
Total area	379.75m ²
Perimeter	63.36m
House width	10.99m
House depth	21.59m

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CLASSIC SPECIFICATION - FOUNDATION

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 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
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- 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

Additional Features

- 2040X1200 (Non Pivot) Corinthian LUMWS 1G clear glazed door to Entry
- Elevation Option

Two Storey Specific Items

- Floortech suspended concrete slab and stairs
- 29 course ground floor ceiling height, 28 course upper floor ceiling height
- Slab penetrations and ducts for air conditioning
- 600 high bath hobs to upper floor baths
- Two man holes, one to the upper floor and one to the lower for ease of roof area access
- 300 x 300 non slip ceramic tiles to the balcony floor
- Aluminium balustrade

Display Extras

- 31 course ceilings to ground floor including Garage, Porch and Alfresco
- 30mm Essastone tops to Kitchen



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