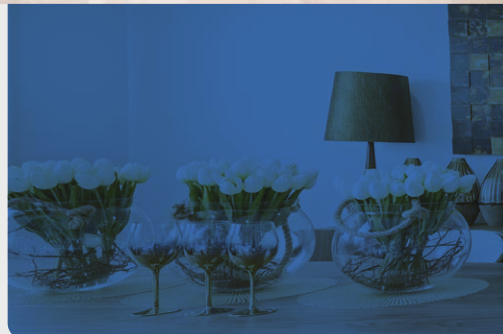




Building
better homes
SINCE 1903





The Northwestern.

The Northwestern is a spacious and inviting double storey family home. Upon entry you are greeted with feature hand laid stone and an oversized front door.

The ground is a hub of spaces perfect for entertaining family and friends. Including, a secluded home theatre and an open plan living and dining area that leads through bi-fold doors out onto a double alfresco. Then there's the kitchen, featuring a large island bench, 900 wide stainless steel appliances and flows seamlessly into a walk-in pantry, scullery and laundry.

Upstairs is a chance to get away and relax with a sitting area, huge master suite with its own sitting room and balcony and an oversized dressing room with access from both the bedroom and ensuite.

ON DISPLAY AT:

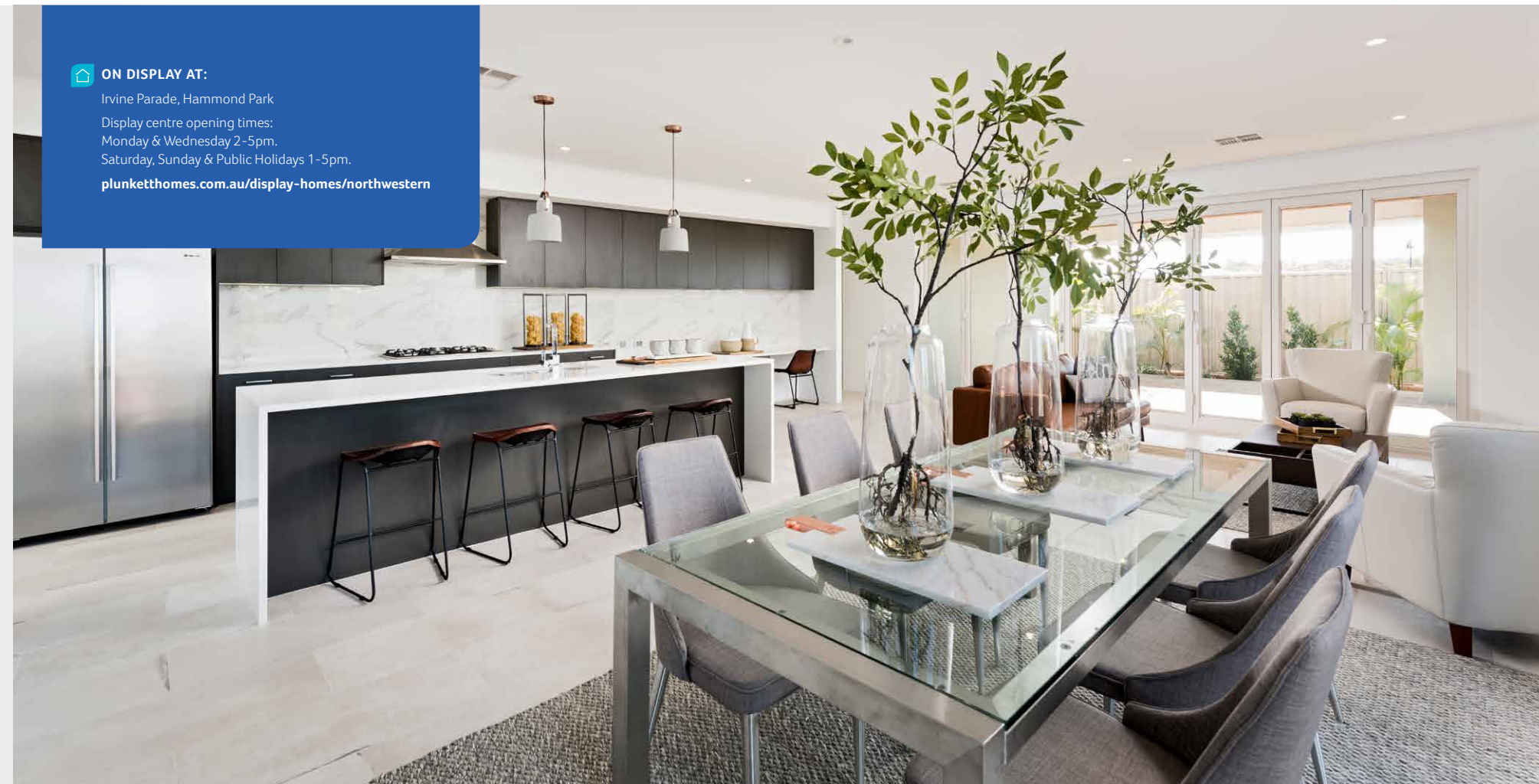
Irvine Parade, Hammond Park

Display centre opening times:

Monday & Wednesday 2-5pm.

Saturday, Sunday & Public Holidays 1-5pm.

plunkethomes.com.au/display-homes/northwestern



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 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
- 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 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
- 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
- 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

- Trowel on acrylic render to entire house
- 1200 wide Corinthian door with translucent glazing to entry
- Corinthian Madison internal doors throughout (excluding garage)
- Aluminium bifold doors to living / alfresco
- Gainsborough omni back to back pull handle to entry door
- Stainless steel balustrade with frameless clear glazing to balcony and stairs from builders standard range
- Stainless steel privacy screen with frameless frosted glazing to balcony
- Open tread staircase with 150x100 steel central spine stringer and timber treads from builders standard range
- 30mm Essastone benchtop to kitchen/computer nook with waterfall ends to island bench. 30mm Essastone top to ensuite
- Clark Cellini overmount sink with tap landing to scullery
- Boral country ledgestone cladding to front elevation and entry feature wall
- Bank of 3 drawers to ensuite vanity
- 3No bank of 3 pot drawers to kitchen, either side of oven and to island bench. Bank of 3 pot drawers to center of computer nook benchtop
- Double sided glazing bars to theatre, sitting corner and master front elevation windows

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	216.64m²
First Floor area	112.27m²
Garage area	34.84m²
Alfresco area	25.20m²
Porch area	12.72m²
Total area	415.85m²
Perimeter	206.91m
House width	13.88m
House depth	24.99m

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



The
Northwestern

Master
Series



Ground Floor area	206.73m ²
First Floor area	108.71m ²
Garage area	34.45m ²
Alfresco area	25.20m ²
Porch area	13.44m ²
Total area	402.61m ²
Perimeter	116.80m
House width	13.19m
House depth	24.99m

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



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

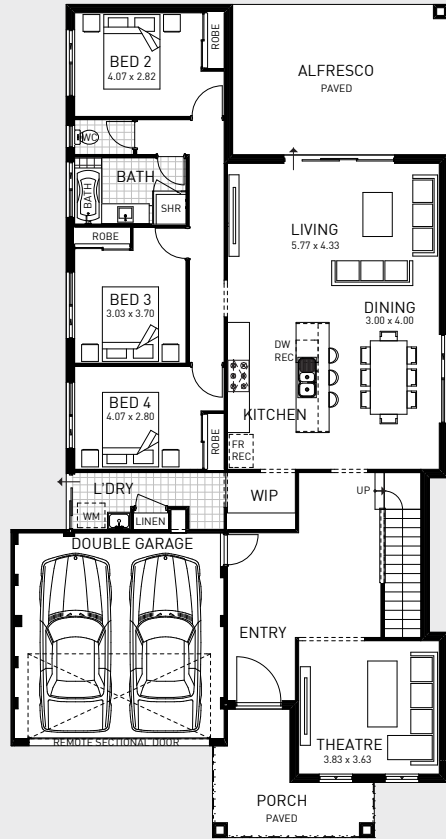
Two Storey Specific Items

- 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
Northwestern

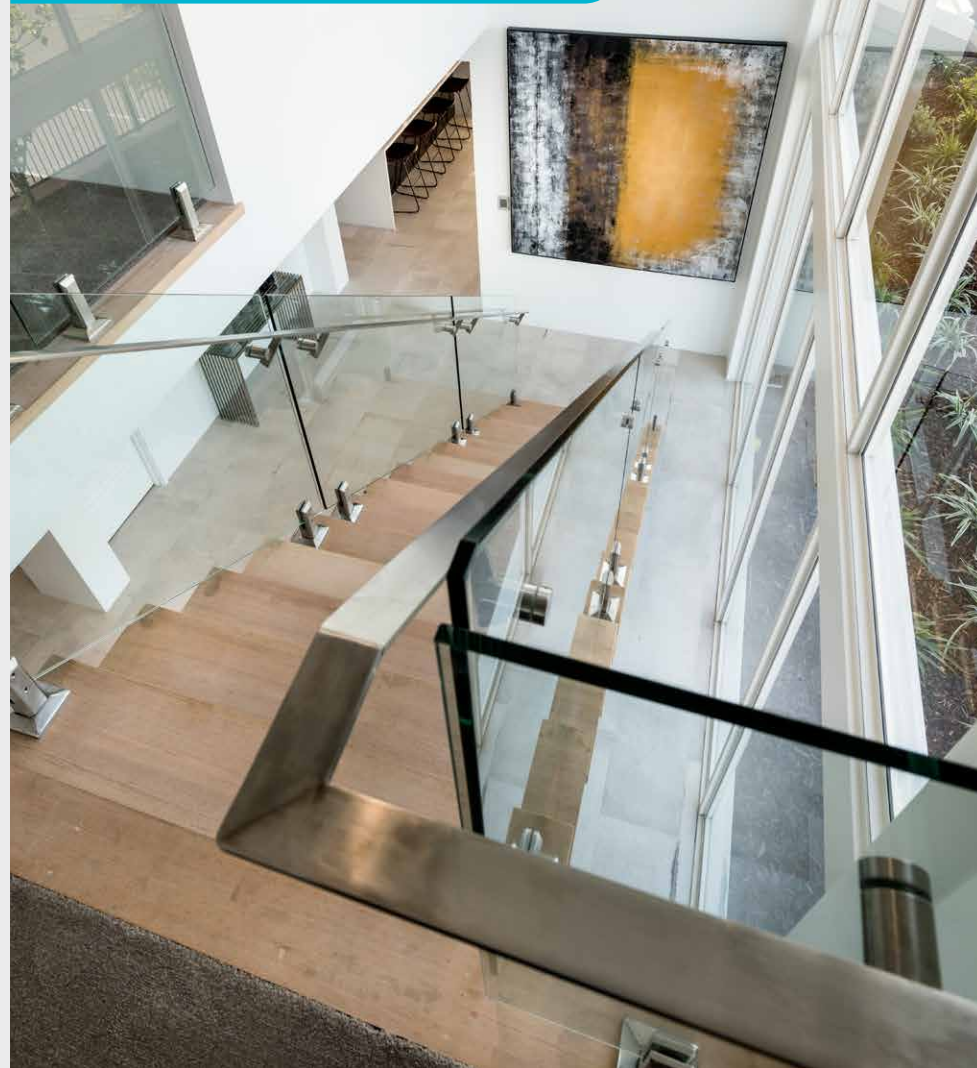
Foundation
Series





Ground Floor area	160.76m ²
First Floor area	80.42m ²
Garage area	33.87m ²
Alfresco area	24.03m ²
Porch area	10.43m ²
Total area	309.51m ²
Perimeter	104.48m
House width	11.89m
House depth	22.69m

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



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 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

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



Metro/Head Office

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344 Middleton Road
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