



**The
Cambridge**

35 Sedano Crescent
Wellard

**Building
better homes**
SINCE 1903



The Cambridge.



Hamptons, Domain style! The Cambridge beckons you with an oversized porch to the formal entry. With spaces to share and spaces to put your feet up in, this generous 3 bedroom, 2 bathroom home boasts a study and a home theatre. A home for entertaining, the kitchen has a scullery plus a large free form living to the rear of the home, with servery doors to the alfresco.

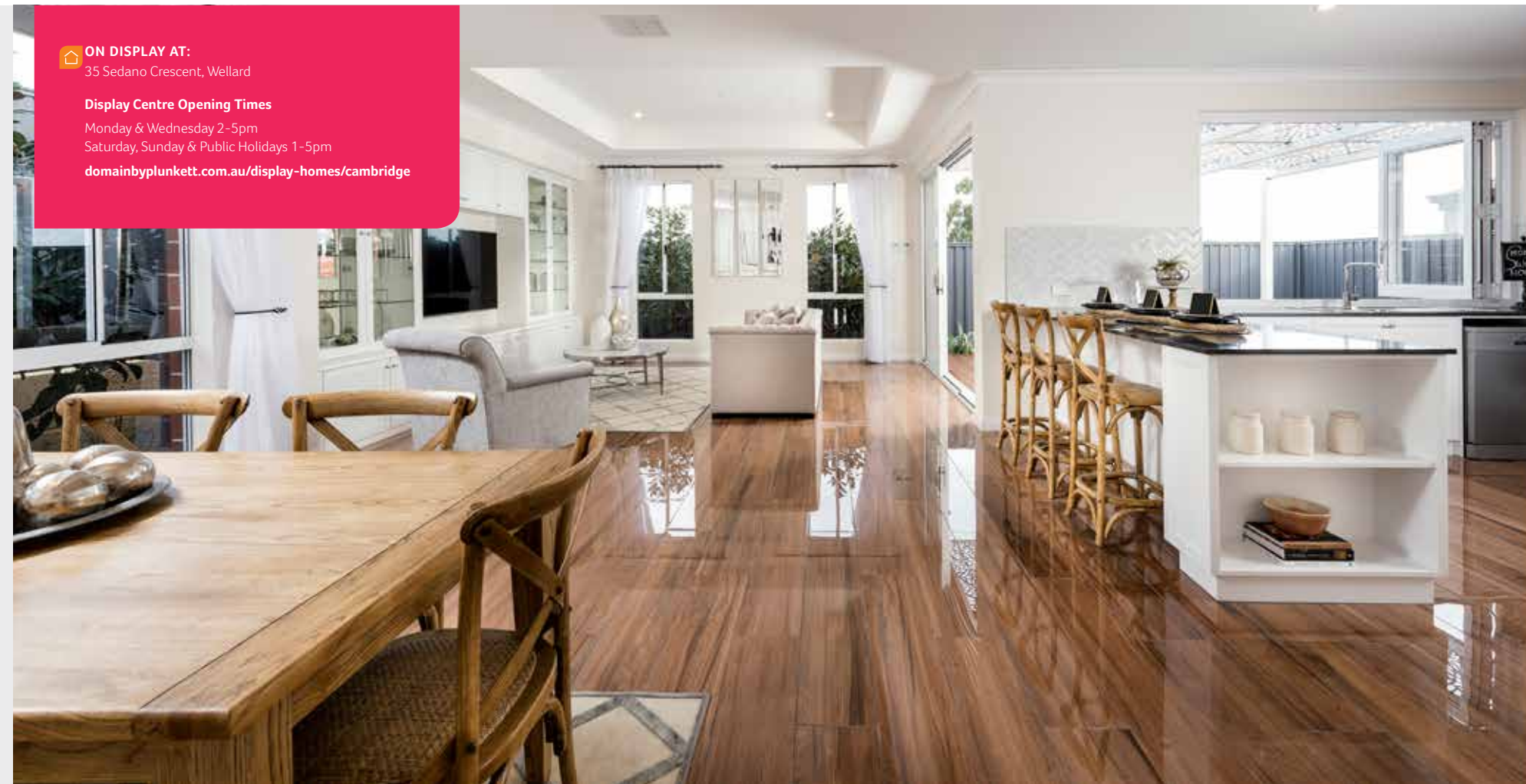
 **ON DISPLAY AT:**
35 Sedano Crescent, Wellard

Display Centre Opening Times

Monday & Wednesday 2-5pm

Saturday, Sunday & Public Holidays 1-5pm

domainbyplunkett.com.au/display-homes/cambridge



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

We know what works.

With over 100 years of experience behind us, we know how to design and build homes more efficiently. Homes that include all the features you want, without cutting corners on quality.

WE KNOW HOW
TO DESIGN AND
BUILD HOMES
MORE EFFICIENTLY,
WITHOUT CUTTING
CORNERS ON
QUALITY.

Efficiency by design.

Plunkett have been building better homes for Western Australian families since 1903. It's in their DNA. All of that experience goes into your new home when you build with Domain by Plunkett.



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 with a choice of colours from Builder’s selected 60mm concrete 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
 - Quality Gainsborough Trilock to front entry
 - 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 or hinged doors (as shown on plan)
 - 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

Alfresco

- Standard paved alfresco with timber post and 25c fibre cement ceiling

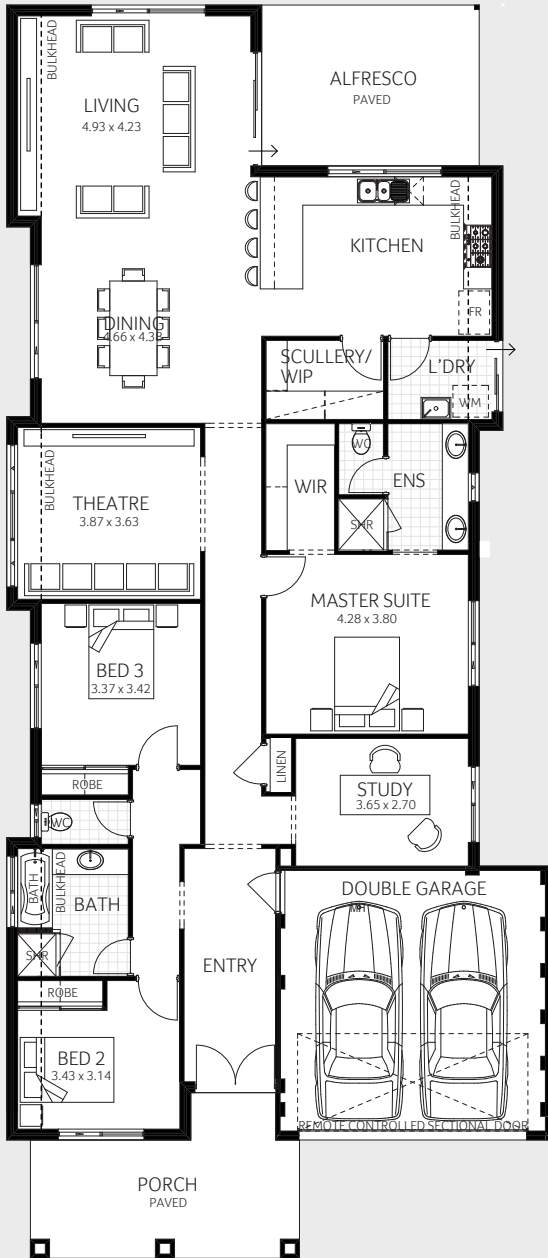
Display Extras

- White mortar to external face brickwork e/o

- 17x2410 bifold window to Kitchen in lieu of 14x2410 sliding window
- 28x3010 stacker door to Living / Alfresco in lieu of 25x2410 sliding door.
- Harmony contemporary shingle roof tiles e/o
- Glosswood ceiling to Porch and Alfresco in lieu of fibre cement
- Recessed ceiling to Living
- 1 light, translucent glazed doors to Pantry and Laundry e/o redicote doors
- Colonial windows to Garage sectional overhead door e/o
- 20mm Essastone benchtop to Kitchen in lieu of laminated benchtop
- Laminex Formwrap settler profile doors and drawers to Kitchen.
- Under bench microwave recess with pot drawer under and laminated open shelves to end of Kitchen island bench.
- Formica gloss plus benchtop to Ensuite.
- 45L inset trough with cupboards under and benchtop only to Laundry.
- Pressed tin (Subiaco restorations - Flowers) to Living recess ceiling.
- Overhead cupboards above hotplate and fridge recess to Kitchen

Not Included

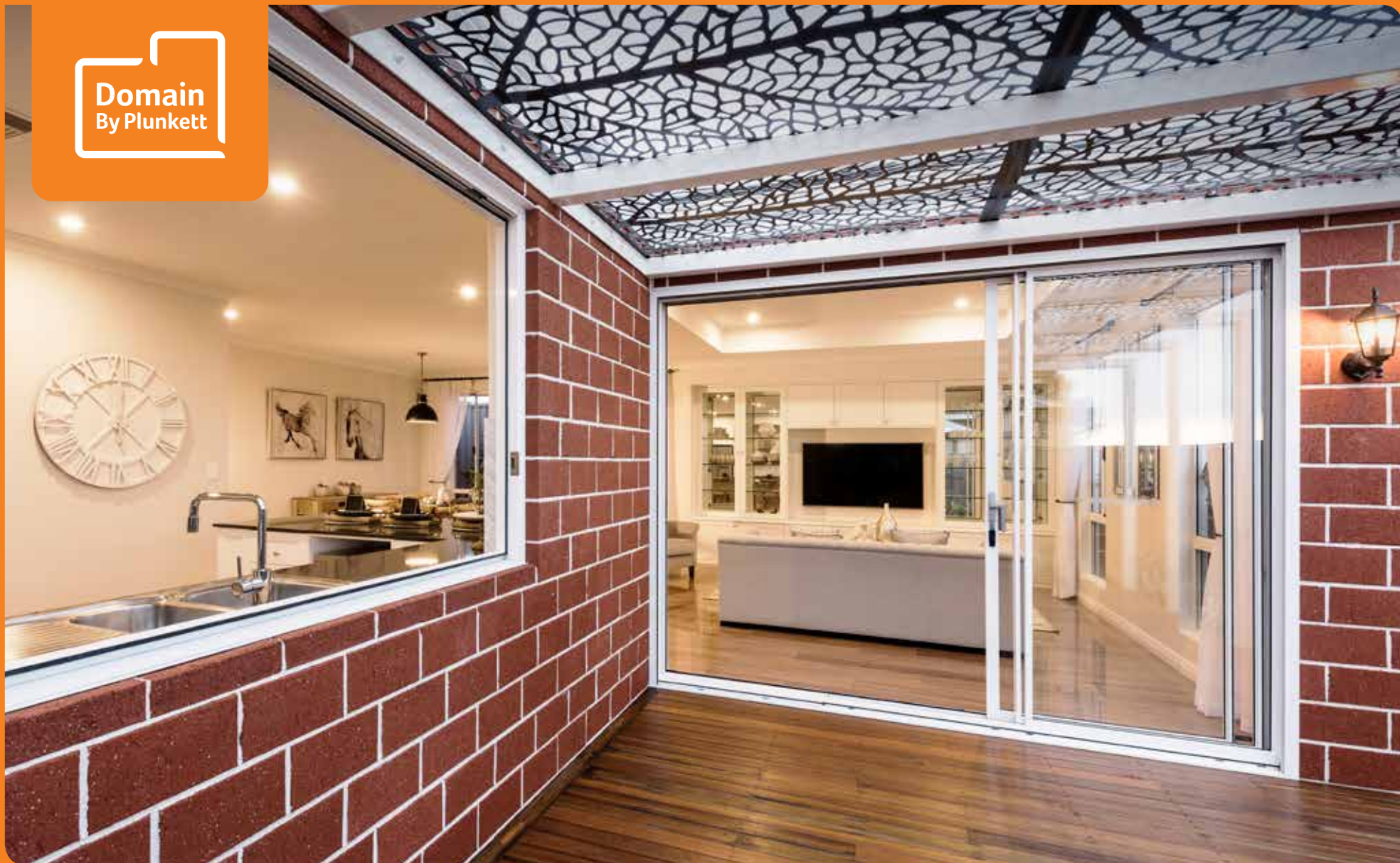
Planters, furnishings, air conditioning, site works and associated works, security, communication and sound systems, brick paving to areas unless otherwise noted, cavity pier to meterbox, build up to verandah, floor coverings other than bathroom, ensuite, laundry and wc, feature tiles, listello border, clear glazing to bathroom and ensuite windows, light fittings (location & quantity), built in display units, timber decking to alfresco, display pergola with steel posts/beams and decorative screen roof cover, fences & gates, retaining, landscaping.



House area	196.52m²
Garage area	32.71m²
Alfresco area	17.34m²
Porch area	16.02m²
Total area	262.59m²
Perimeter	70.96m
House width	11.48m
House depth	26.49m

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





Ben Leitch
0417 355 586
ben.leitch@plunkettgroup.com.au

Builder's Reg. No. 7995

domainbyplunkett.com.au