

MYgen Homes Specifications

General Construction

- Engineer designed slab as minimum
- Double clay brick construction
- Choice of 2 course face bricks from builder's standard range
- 25 degree pitch roof
- Full internal and external painting (excluding internal walls)
- R4.0 insulation throughout including garage (excludes alfresco)
- Weather strips to external timber doors
- Final clean ready for occupation – not added to site costs
- White ant treatment to Australian Standards

External

- External Colorbond® steel roof or Bristle clay tiles from builder's standard range
- Jason powder coated sliding doors and windows with breeze locks and fly screens
- Deadlock entry door from Corinthian Solidcarve range (unglazed)
- Automatic sectional garage door with three remote control units Concrete hardstand to garage floor
- Paving from builders range to driveway (opening width x 6m) and veranda and portico where shown
- Overload, slotted Colorbond® gutters
- Colorbond® fascia
- Balustrade to balcony were shown from builder's standard range

Internal

- Metal corner plaster beads to high traffic areas
- Corinthian flush panel doors where shown
- Gainsborough Terrace Series door furniture
- Deadlock to garage internal access door where drawn
- Prefinished vinyl faced sliding doors to robes and linen cupboards or hinged Corinthian flush panel doors where drawn

Kitchen and Laundry

- Soft close doors and drawers to kitchen
- Pantry cupboard where drawn with four white melamine shelves
- Square edge bench tops with ABS edge prefinished laminate doors to cupboards in kitchen, ensuite, and bath (extent as drawn) with handles from builder's standard range
- Extensive choice of colours to bench tops and cupboard doors
- European styled stainless steel 900mm gas hotplate with 5 burners including wok burner
- European styled stainless steel 600mm electric fan forced oven
- European styled stainless steel 900mm canopy rangehood flued to external air
- Clark Vital 1¾ stainless steel sink with basket wastes and mixer tap to kitchen
- Dishwasher recess with cold tap and power point
- 42 litre stainless steel trough with cabinet, sudsaver and mixer tap to laundry
- Linen cupboard where drawn with four white melamine shelves

Bathrooms

- Stylus Venecia vitreous china pan toilet suites
- Caroma Cosmo vitreous china basins
- Caroma Maxton bath to bathroom
- Caroma Cosmo towel rails & WC roll holders from builder's standard range
- Chrome on brass floor wastes
- Framed mirrors to full width of vanities
- Framed clear glass door and screen to ensuite shower
- Framed clear glass screen and rod to bathroom shower
- Chrome plated Caroma Elegance tapware (not plastic) from builder's standard range
- Ceramic tiling to ensuite, bathroom, laundry and WC floors 2m high to shower recesses, one row of skirting tiles to floors and bench tops (Ceramic tiling allowance \$50sqm based on 200mm x 200mm tile, excludes border and feature tiles)

Electrical, Gas and Water

- Instantaneous gas hot water system
- Exhaust fans to ensuite and internal wet areas
- Double power points to every room
- Light points to every room and external door
- 11w compact fluoro light globes to all light bayonets
- 2 hard wired smoke detectors
- RCD safety switch in meter box
- 1 TV and 1 telephone point
- Anti scald valves
- Gas and water run-in and connection on standard setbacks (excluding underground power run-in)
- 2 garden taps
- 6m sewer connection allowance

Pre and Post construction

- Energy Rating Assessment for BCA/Shire approval
- Fixed Price Housing Industry Association Lump Sum Building Contract
- Home Owners' Warranty Insurance
- Standard building licence and Water Authority fees
- 6 months defects liability period
- Engineers site report and contour survey (standard 'A' class soil, vacant metro area block)

Exclusions

Site works, underground power run-in, storm water disposal, internal wall painting, light fittings, decorator items, general floor coverings, window treatments, air conditioning, crossover, fencing, security system, multiroom audio system, rain water collection system, timber decking, pool, water features and landscaping are not included.

The Espresso



The Espresso

This classic town house design is ideally suited to the 10m wide blocks common to both master planned estates and infill developments.

The spacious chef's kitchen addresses the meals, family and alfresco areas for easy entertaining, and the ground floor also features the master suite with WIR and ensuite. The upstairs area forms a separate living space with two bedrooms and a study.

The Espresso's economy of design and combination of affordability and functional living space make it ideal for young professionals, singles or as a rental home particularly in town centres or near universities.

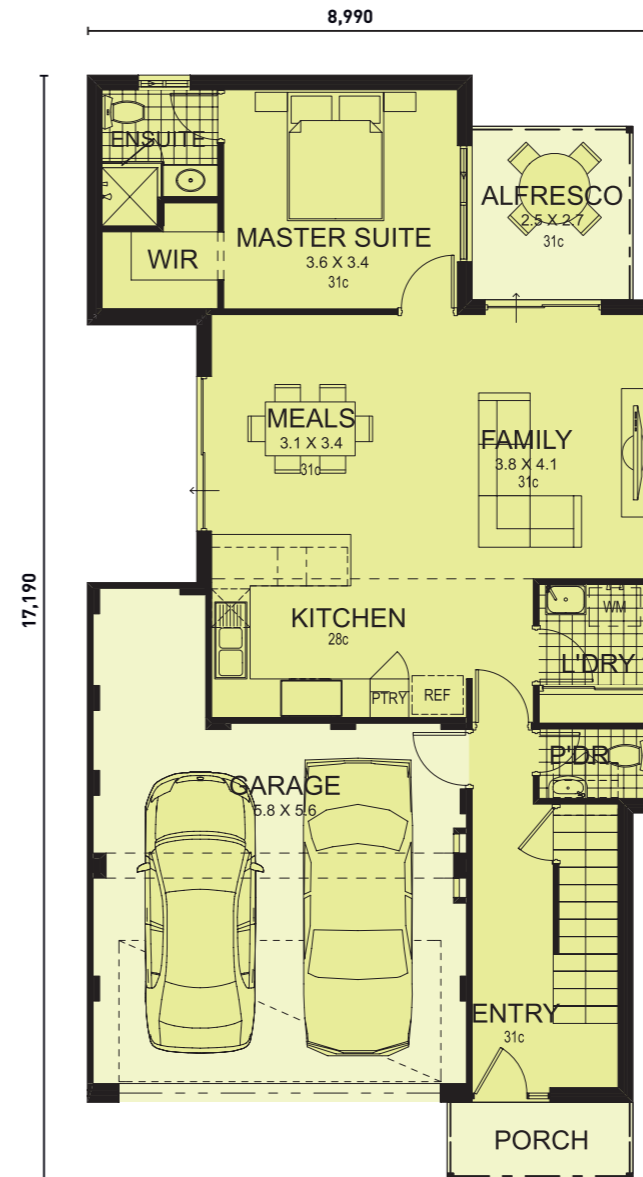


The Espresso's design is a combination of affordability and functional living space making it ideal for young professionals or investors.

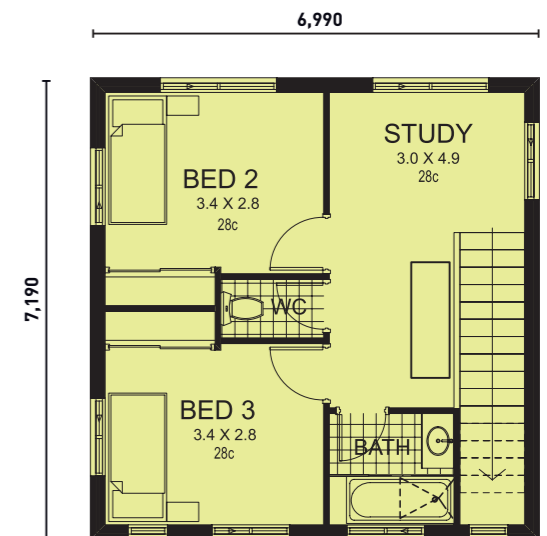
The Espresso

Ground Floor	85.11m ²
Upper Floor	50.26m ²
Garage	37.37m ²
Alfresco	6.75m ²
Porch	3.47m ²

TOTAL 182.96m²



GROUND FLOOR



UPPER FLOOR

The Espresso