

# THE FAIRBRIDGE



at home with my family...



planning our first home...



our "alone" time...

Affordable homes  
for all generations

MY FAMILY  
TIME  
FIRST GEN  
HOMES



## THE **FAIRBRIDGE**

Embossed by a contemporary exterior with a rich dimension of illumination and style.

MY HOMES  
MY GEN  
HOMES  
BUILDING GREAT MEMO

### **Affordable homes for all generations.**

MyGen Homes is one of Perth's most progressive home builders. Whether you're building your first home, a new family home, or downsizing, we understand that this can be a daunting prospect, but it doesn't have to be.

That's why we've developed a range of home designs to suit the needs of different generations. This, along with our customer focused methodology, makes the entire process of building with MyGen Homes as stress-free and enjoyable - just as it should be.

After all, it's as much about building great memories and getting the most out of life, as it is building a new home and investing in the future.

## **THE FAIRBRIDGE**

MyGen Homes has created a large family home with that unmistakable personal touch.

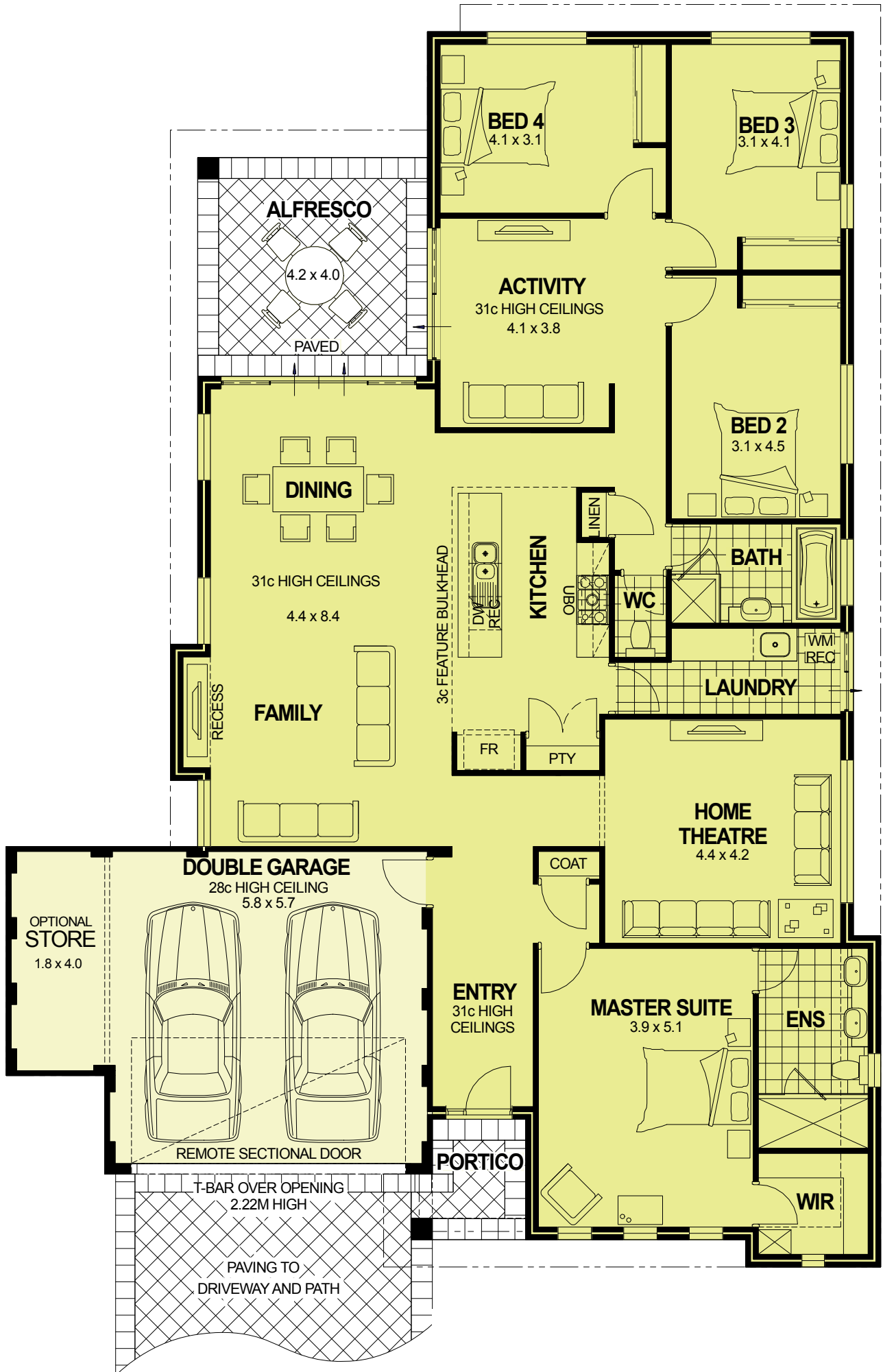
Encapsulate the energy of your youthful lifestyle with the open kitchen, family, and dining escalating onto the alfresco. Cool for summer and warm in winter, the living area is specifically designed to be environmentally friendly.

A luxe master suite, immense ensuite with oversized shower and expansive walk in robe will pamper those ready to reward themselves. The cleverly zoned separate theatre is the envy of any serious movie buff or serious gamer.

Accomplished with four bed rooms, activity room and generous bathroom, The Fairbridge will fuel the dreams of all generations.

Revolutionary in form and function this purpose built home is inspired by the colour palette of our beautiful state and will enhance both rural and cosmopolitan lifestyles.

# THE FAIRBRIDGE



House 210m<sup>2</sup> | Garage 34m<sup>2</sup> | Portico 4m<sup>2</sup> | Alfresco 17m<sup>2</sup> | Total area 265m<sup>2</sup> | Optional Store 8m<sup>2</sup>



**MY** GEN  
HOMES  
BUILDING GREAT MEMORIES

## THE FAIRBRIDGE - DISPLAY FEATURES

The following features are included in The Fairbridge's display price:

Contemporary front elevation including two colour, acrylic finish render and ceramic tiled feature wall as displayed

Infinity (INF 21) single pane clear glass, stain grade front entry door with trilock door furniture and matching side light

31c high ceilings to entry, dining, family and activity

Coat cupboard in entry

Large private dedicated home theatre

Feature dropped ceiling over kitchen

TV recess to family area

Double sliding doors to alfresco area

Double size kids bedrooms with large robes and sliding doors

Extensive cabinetry to kitchen, ensuite, bathroom and laundry including overhead cupboards and contemporary door handles as displayed

2.5m high garage ceiling with 2.2m high opening and t-bar lintel with brickwork over (not pelmet)

## MYGEN HOMES PLATINUM SPECIFICATION

In addition to our standard specification, the following platinum specification items are included in The Fairbridge's display price:

EssaStone bench tops to kitchen

900mm stainless steel oven, hotplate and rangehood by Blanco

Clear glass pivot doors and screens to ensuite and bathroom shower recesses

Fowler Regent semi recessed basins to ensuite and bathroom

Caroma Metro wall faced closed coupled vitreous china pan and cistern toilet suites throughout

Dorf Kytin gooseneck sink mixer to kitchen and laundry

Irwell Retro tapware to ensuite and bathroom

Milan range internal doors, solid core to garage entry

Gainsborough Decorator 900 Series angular lever door furniture to internal doors

Caroma Cosmo towel rails & WC roll holders from builder's standard range

Tightwrap benchtops to laundry

Clark Quatro 1 3/4 stainless steel sink to kitchen

45 litre stainless steel inset trough to laundry

Frameless wiped edge mirrors, full width of vanities as displayed

Ovolo slotted gutters

Grandpave Stonewash paving to driveway, alfresco, portico and front path

90mm pipe under drive for future reticulation use

Ceramic tiling to kitchen splash back, floors and walls to ensuite, bathroom, laundry and WC - extent as displayed (Ceramic tiling allowance \$40sqm based on 200mm x 200mm tile, excludes border and feature tiles)

## MYGEN HOMES STANDARD SPECIFICATION

What other builders call deluxe we call standard and are included in every MyGen Home:

### 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

Vista block paving from builders range to driveway (opening width x 6m) and alfresco, verandah and portico where shown

Slotted gutters

### 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 to kitchen cupboards

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 Radiant 1 3/4 stainless steel sink with basket wastes and mixer tap to kitchen

Dishwasher recess with cold tap and power point

45 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

Stylus Maxton bath to bathroom

Gainsborough Silhouette Series 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 Stylus 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 \$40sqm based on 200mm x 200mm tile, excludes border and feature tiles)

### General Construction

280mm x 300mm engineer designed footings as minimum (not 200mm x 300mm)

100mm thick, engineer designed slab as minimum (not 85mm)

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)

R3.0 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

### 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

2 hard wired smoke detectors

RCD safety switch in meter box

1 gas, 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, rain water collection system, timber decking, pool, water features and landscaping are not included.

*This specification is correct at the time of production however, MyGen Homes reserves the right to amend it without notice.*

### VISIT OUR DISPLAY AT:

Austin Cove Estate,  
Countess Circuit  
South Yunderup

