

# THE OAKFORD



at home with my family...



planning our first home...



our "alone" time...

Affordable homes  
for all generations

W  
MY  
FAMILY  
TIME  
FIRST GEN  
TEAM  
HOMES



## THE OAKFORD

Prepare to be enchanted by The Oakford

W  
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 OAKFORD**

Instantly enchanting, The Oakford introduces you to a unique fusion of classically styled facade while still encompassing your passion for a refreshingly modern lifestyle.

Built with upscale precision and quality, the century old aspiration of simplicity and comfort will enrapture as you enter this surprisingly spaciousness narrow lot design. Enjoy entertaining with the fine gourmet produce from around the globe lovingly prepared in your open kitchen, dining and living area. Sit back under the cool summer alfresco to entertain the family and friends or enjoy the cosy winter courtyard from where a welcoming warming sun is taken while letting your daily pressures disappear. Whether it's to enhance that most captivating drama or truly experience the ultimate sporting event the dedicated home theatre will provide that ultimate experience beyond all expectations.

Elegant in appearance, yet bursting with confidence you will be pleasantly rewarded at the notable attention to the specification and high ceilings of living areas, further proof of that unexplainable compelling charm.

# THE OAKFORD



House 179m<sup>2</sup> | Garage 36m<sup>2</sup> | Alfresco 12m<sup>2</sup> | Portico 6m<sup>2</sup> | Total area 233m<sup>2</sup>



**MY** GEN  
HOMES  
BUILDING GREAT MEMORIES

## THE OAKFORD - DISPLAY FEATURES

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

Stunning traditional facade with feature gables, window sills, bands and mouldings as displayed  
Colonial glazing bars to front and side elevations as displayed  
Acrylic finish render to all facades as displayed  
Corinthian Classic (PCL 4BG) paint grade entry door including translucent glass inset panels, two matching sidelights (PCLSL 4BG) and 5 course highlight  
Gainsborough Governor Entrance set with polished stainless steel First Impressions trim plate and double cylinder deadbolt  
Impressive 34 course high ceilings to entry  
Feature Symphony cornice as displayed  
Decorative picture recess to entry  
Elegant and traditional timber feature archway in passage leading to living areas  
Double appliance cupboards with roller door  
Hafele full extension pull out pantry units  
Stylish handles to cupboard doors as displayed  
Dishwasher recess with cold water tap and power  
Extensive cupboards including overhead cupboards and pot drawers as displayed  
Corinthian Windsor feature door with translucent glazing from entry to living  
31 course high ceiling throughout living areas as displayed  
Decorative recesses to theatre/living wall  
Purpose designed home theatre with 34c high ceilings, highlight windows and screen recess with batted out cavity for any future cabling  
Alfresco with 31 course high recessed plasterboard ceiling with cornice  
31 course high ceilings to master suite and walk in robe with hanging rails as displayed  
Extensive cabinetry as displayed  
Huge sliding door linen cupboard in laundry  
Convenient roller door to rear of garage for drive through access  
31 course high plasterboard ceiling with cornice to garage  
2.5m high opening to garage with T-Bar steel lintel over sectional door  
Ample size rooms for kids or visitors  
Big robes with sliding doors

## MYGEN HOMES PLATINUM SPECIFICATION

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

Grandpave Stonewash 330x330mm paving to portico, alfresco, drive and pathway as drawn  
Exclusive 30mm pencil round Essa Stone bench tops as displayed (from Builders standard range)  
ABS edging to all cupboard doors  
Tiled splash back, extent as displayed (tiling allowance as per wet areas)  
Soft close doors and drawers to cupboards  
Baumatic Pythagora 900mm stainless steel multi function oven  
Baumatic Pythagora 900mm stainless steel gas hotplate  
Baumatic 900mm stainless steel canopy rangehood  
Clark Riva double bowl under mount stainless steel sinks  
Caroma Liano sink mixer  
Stylus Classic 1700mm oval bath to ensuite  
Stylus Classic 1500mm oval bath to bathroom  
Stylish handles to cupboard doors as displayed  
Exhaust fans to ensuite, bathroom and WCs  
45 litre inset stainless steel trough and sudsaver with Stylus Elegance sink mixer and washing machine set  
Squareform bench tops to ensuite and bathroom  
Tightwrap bench tops to laundry  
Caroma Cosmo chrome towel rails and toilet roll holders as displayed

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

Dorf Kemi lever taps as displayed with Irwell Retro hob bath spout to ensuite  
Stylus Elegance tap ware to bathroom as displayed  
Fowler Regent inset basin with chrome pop-up waste and Dorf Kemi lever gooseneck basin taps to ensuite  
Caroma Cosmo inset basin with chrome push-pop up waste to bathroom  
Stylus Venecia vitreous china pan and cistern close coupled toilet suites throughout  
Semi-frameless clear glass pivot doors and screens to ensuite and bathroom shower recesses  
Ceramic tiling to ensuite, bathroom, laundry, powder room and WC floors and walls, extent as displayed (ceramic tiling allowance \$40/sqm based on 200mm x 200mm tile and excludes border and feature tiles)  
Bevelled edge mirrors full width of vanities as displayed  
Chrome on brass floor wastes as displayed  
Wood grain look finish to garage door  
Automatic sectional door with three remote control units  
Corinthian Atherton (unglazed) solid core door with Governor entrance set and double cylinder deadlock to garage internal access door

## 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 ¾ 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 tap ware (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

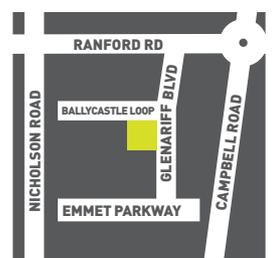
Instantaneous gas hot water system  
Exhaust fans to ensuite and internal wet areas  
Double power points to every room  
Light points to every room and external door  
2 hard wired smoke detectors  
RCD safety switch in meter box  
1 gas, 1 TV and 1 telephone point  
Anti scald valves  
Gas and water 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



## VISIT OUR DISPLAY AT:

Glenariff Estate  
Glenariff Boulevard,  
Canning Vale