

Beautiful homes... delivered

# SmartLivingrange



acacia



acacia **COUNTRY** facade

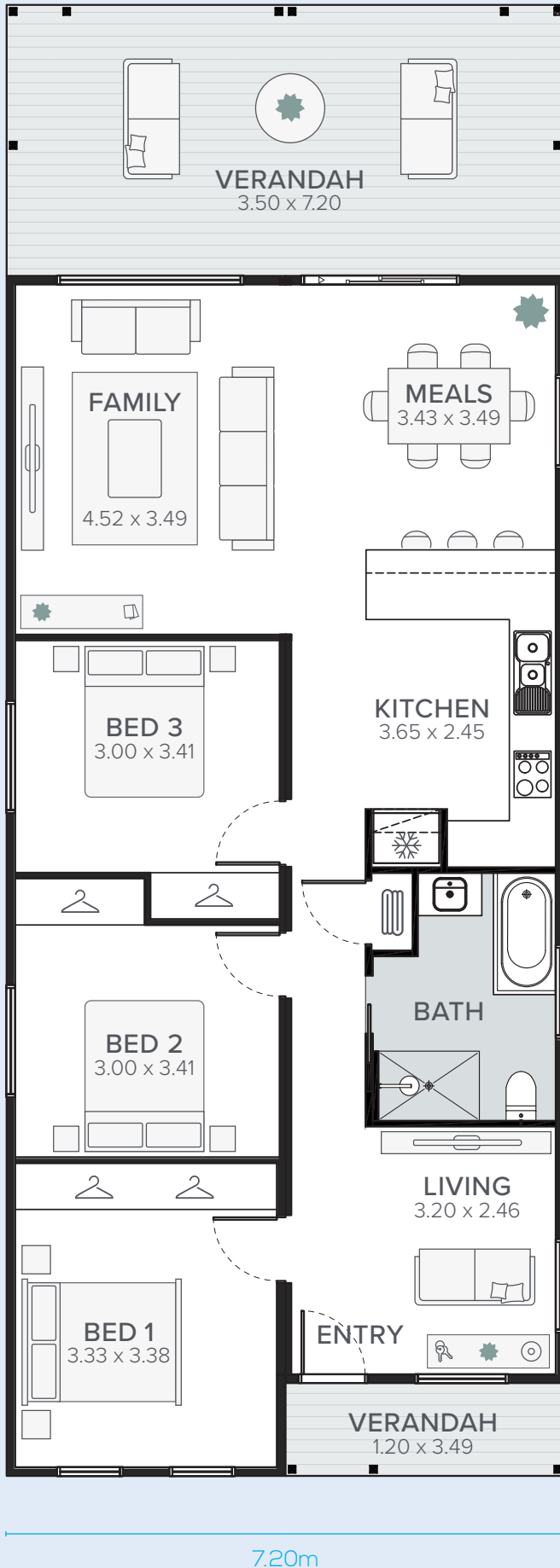


acacia **GABLE** facade



acacia **URBAN** facade

With three spacious bedrooms and ample living space, the Acacia lends itself to executive style park living. Perfect for a manager's residence, or larger groups of friends and family, this comfortable, open plan design provides a generous entertaining setting. The second living space could feature as a Kids Retreat whilst the family and meals areas flow out onto the covered rear deck, providing ample room to make the most of the Australian way of life.



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# acacia

## MARKET

Suitable for large groups, families, and domestic & regional long stay visitors.

## FEATURES

- 3 bedroom executive style park living
- Suitable for up to 10 people (subject to bedding configuration)
- Generous storage for long-term stays
- Flexible design with laundry optional
- Easy entertaining with covered rear deck and open meals area
- Comfortable, open plan living to take in the views
- 2nd living space for the kids to retreat
- Perfect for manager's residence
- Quality Fisher & Paykel kitchen appliances
- Tiled bathroom floor and walls
- BlueScope Truecore® structural framework – exclusive to AllSteel Transportable Homes & MJH Group
- Year-round comfort with effective 6-star energy rated Insulation
- Clear glazed aluminum windows with colour-matched fly screens
- Data connectivity including NBN provision

19.00m

7.20m



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homes

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# standard inclusions\*

## Quote Acceptance

Working Drawings (footings and building)
Engineering Tie-down report

## Contract Signing

### PRELIMINARIES

CITB (Construction Industry Training Board) Levy
Home Owner's Warranty Insurance
Local Council/Private Certifier Fees
Energy Efficiency Rating (EER) Assessment

### FOOTINGS AND FLOOR

Bulk Concrete Post Footing or Concrete Block Pier Footing (as noted on quote)
Ant Caps provided for all non-steel footings (where applicable)
Galvanised Structural Steel Floor Joists
22mm Termifloor sheeting standard with 19mm Scyon Secura flooring to wet areas

### WALL FRAMING

BlueScope Truecore® steel wall framing (90mm to external walls, 75mm to internal walls)
90mm x 90mm structural steel posts
2550 ceiling height

### EXTERNAL WALL LINING

Breathable Wall Wrap to all external walls
22mm thermal break batten
Weathertex 200mm Primelock Smooth planking (9.5mm thick) with concealed fixings

### INTERNAL WALL LINING

10mm plasterboard as standard
10mm Aquacheck plasterboard to laundry, bathroom and ensuite

### ROOF

BlueScope Truecore® steel hip roof frame per engineers specification
17 degree roof pitch, unsarked with 300mm eaves
Colorbond® Custom Orb 0.42mm profile

### FASCIA AND GUTTER

Colorbond® Novaline metal fascia, OGEE gutter and 75mm PVC downpipes
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### CEILING

Internal 10mm Supaceil plasterboard	
Porch/Eave	4.5mm fibre cement lining with plastic joining strips
Access	Moulded plastic manhole with removable access panel

### INSULATION (minimum 6 Star Energy Rating)

Floor	Rigid cellular insulation to subfloor
External Walls	Bradford R2.0 Gold batts to all external walls
Internal Walls	Bradford R2.0 Soundscreen to internal walls surrounding wet areas
Ceiling	Bradford R5.0 Gold batts to ceiling areas over internal rooms

### MOULDINGS

Cornice	90mm Cove cornice to all rooms
Skirting	Square dressed 67mm x 18mm primed MDF
Architrave	Square dressed 67mm x 18mm primed MDF

### WINDOWS

Type	Dowell clear glazed aluminium sliding windows – colours from Builders range
Locks	Mullion locks (keyed alike)
Glazing	Obscure glazing to bathroom, ensuite and WC
Flyscreen	Aluminium frame colour-matched to window with fibreglass mesh

### DOORS

Internal	Corinthian Impressions range 2040mm x 820mm – primed and painted
Entry	Corinthian Urban range 2040mm x 820mm with Enviroseal door frame – primed and painted Enviroseal frame to all hinged external doors
Sliding	Dowell Aluminium sliding door 2100mm high – powdercoated
Laundry	Corinthian solid core half glass 2040mm x 820mm with Enviroseal door frame – primed and painted (plan specific)

### DOOR FURNITURE

External	Tradepro Tristan entrance leverset with Single or Double Round Cylinder Deadbolt Keyed deadlock to external sliding doors
Internal	Tradepro Tristan Passage Leversets – privacy set to bathroom, ensuite and WC Flushpull handles to cavity sliding doors – privacy lock to bathroom, ensuite and WC Gainsborough 6203 wallstop to all hinged doors







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## ELECTRICAL

Lights	Hanico 9W downlights located as per design Two (2) external wall mounted weatherproof batten lights
Switches	Clipsal Iconic series light switches
GPOs	Clipsal Iconic range – located as per design
Exhaust Fan	One (1) to each bathroom/ensuite
TV	Two (2) TV aerial points
Telephone	One (1) telephone connection point
NBN	NBN provision with conduit and draw wire

## KITCHEN FITTINGS

Cupboards	Coloured melamine floor cabinets and benchtops which includes flat servery cabinets with 900mm wide tops and back panels to match cabinets, dependent on design, from standard builder's range. One bank of 450mm drawers, one bank pot drawers, WIP with four shelves (plan specific), joiners pantry with two doors and four shelves (plan specific), provision for microwave
Benchtops	20mm Laminate benchtop (Polytec/Laminex/Formica)
Sink	Seima Acero 1¾ bowl stainless steel sink 1080mm x 480mm
Tapware	Phoenix Ivy MK 2 mixer

## BATHROOM AND ENSUITE FITTINGS

Bath	Decina Alpha 1525mm bath (white) with chrome pop up waste (plan specific)
Vanity	Argent Azure Ceramic Oval 575mm x 465mm basin. Laminate benchtop and two (2) coloured melamine doors
Mirrors	800mm high (nominal) bevelled edge to length of vanity
Tapware	Phoenix Ivy MK 2 mixers (polished chrome) to vanity, shower and bath
Shower	Studio Classic overhead shower rose OR Pallas overhead shower rose Clear toughened glass Pivot 2000 semi-framed shower cubicle
Toilet Suite	Argent Pace closed couple toilet suite with soft close seat
Accessories	Argent Focus – Chrome Double Towel Rail (600mm) and toilet roll holder – located as per plan



## WC FITTINGS

Toilet Suite	Argent Pace closed couple toilet suite with soft close seat
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## LAUNDRY FITTINGS

Laundry Tub	Seima Tilos Metal Tub and Cabinet or Format Inset Trough (plan specific)
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## TILING

Bathroom/Ensuite	Ceramic wall and floor tiles from Builders range – 2000mm high in shower and 1200mm high elsewhere. Fully tiled floor
Grading	All shower floor areas graded. As per construction standards for remainder of wet area floors
WC	Ceramic wall and floor tiles from Builders range – one (1) skirt tile high elsewhere. Fully tiled floor
Kitchen	Ceramic wall and floor tiles from Builders range – up to 700mm high above all benchtops. Floor tiles not included
Laundry	Ceramic wall and floor tiles from Builders range – up to 700mm high above all benchtops. Fully tiled floor (plan specific)
Floor Drain	One (1) chrome square floor drain to each shower area

## WARDROBES

Robes	Space provision as per plan (robes additional cost)
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## KITCHEN APPLIANCES

Cooktop	Fisher & Paykel GAS cooktop – 600mm (CG604CLPX2) or Fisher & Paykel Ceramic ELECTRIC cooktop – 600mm (CE604CBX2)
Wall Oven	Fisher & Paykel built in oven – 600mm (OB60SC5LCX1)
Rangehood	Fisher & Paykel Canopy Rangehood – 600mm (HC60DCXB3)

## HWS

	Rinnai Builders Series B20 instantaneous gas continuous flow unit
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## PAINTING

External	Three (3) coats of Watty! Solaguard Low Sheen
External Doors/ Trims	One (1) undercoat and two (2) finishing coats of Watty! Solaguard satin acrylic (3-coat paint system)
External Eaves/ Ceilings	Two (2) coats of Watty! Solaguard matte acrylic
Internal Walls	One (1) under coat and two (2) finishing coats of Solver Maxi Wash Flat (3-coat paint system)
Internal Doors/ Trims	One (1) undercoat and two (2) finishing coats of Watty! Aqua trim water-based enamel (3-coat paint system)
Internal Ceiling	One (1) undercoat and two (2) finish coats of Watty! Trade Ceiling White acrylic
Decking	Watty! Weatherguard Prodeck Decking Oil