



Quality



Style



Inspiration

BH
BROADWAY
HOMES

Bespoke Specification



Full external textured acrylic render



Double clay brick & concrete upper floor (not prefabricated pod)



Armani 5mm internally glazed windows for safety & security



Q Stone benchtops to kitchen, ensuite and bathroom



Premium kitchen package including two AEG ovens, integrated rangehood & under mount sink



Large 600x300mm ceramic / porcelain / rectified tiling to all wet areas



Fibre ready enclosure to garage

Construction

- 25 year structural guarantee
- 6 month maintenance period
- Site clean and house clean
- Anti-termites treatment
- 10m allowance for sewer, water and underground power connection
- Engineer approved 100mm reinforced concrete slab
- Engineer approved concrete Floortech floor system to upper floor
- Natural grey grano hardstand to garage
- Double clay brick construction
- Texture acrylic render to whole house excluding garage internally and boundary walls (if applicable)
- Colorbond roof cover
- Storm slotted Colorbond overflow gutters and Colorbond fascia
- R4.0 insulation batts, including alfresco and porch
- Aquacheck lining with Cove cornice to garage, porch, alfresco and balcony
- Hardiflex lining to eaves
- Gyprock lined ceilings with Cove cornice
- 31c ceilings to ground floor
- 29c ceilings to first floor
- Colorbond sectional panel lift garage door with 3 remote controls
- Brick paved double driveway up to 6m long, porch and alfresco
- Brick paving to path from driveway to front door
- Floor and skirting tiling to balcony (if applicable)
- Wet area wall tiling allowance of \$60.00 / m² retail inc GST (up to 300x600mm ceramic/porcelain/rectified) - horizontal
- Wet area wall tiling allowance of \$60.00 / m² retail inc GST (up to 300x600mm ceramic/porcelain/rectified)
- Metal corner plaster beads to trafficable areas
- Powder coated aluminium / framed glass balustrade to internal stairs, void and balcony (if applicable)
- Aluminium powder coated windows and sliding doors
- Fly screens to all windows and sliding doors
- Key locks to all windows and sliding doors
- Timber entry door frame
- Hume Newington range translucent glazed entry doors with translucent glazed sidelite (if applicable)
- Lockwood nexion mechanical entrance set to entry doors
- Duracote tempered solidcore door to garage into home
- Flush panel doors throughout internally
- Lockwood velocity large round rose leverset internal door furniture
- Vinyl sliding doors to robes (if applicable)
- Light point and double GPO to each room
- Phone point and data point
- Digital TV point
- Digital TV antenna
- Electrical safety switches
- Mains powered smoke detectors
- Fibre ready enclosure to garage
- Full painting excluding internal walls
- White melamine shelf to robes with chrome hanging rod
- Garden taps x 2

Kitchen

- 20mm square edge Q Stone benchtops
- Colour laminate doors with ABS edging and handles to all cabinets
- Soft closing mechanism to all drawers and cupboards
- Two 600mm wide AEG European stainless steel electric ovens with soft closing drawer below
- 900mm wide AEG European stainless steel gas cook top and 770mm wide flumed integrated rangehood
- Overhead cupboards with bulkhead above
- Dishwasher recess with cold water tap and single GPO
- Tiling to underside of overhead cupboards
- Seima Kubic double bowl undermount sink with designer basket waste, cutting board and drainer basket
- Builders standard Vito Bertoni/Alder Tapware mixer to kitchen sink
- Twin slide out kitchen bin

Ensuite / Bathroom

- 20mm square edge Q Stone benchtops
- Colour laminate doors with ABS edging and handles to all cabinets
- Slimline mirrors above vanities
- Seima inset/semi recessed square/round white china basins with chrome waste and pop-up plug
- Seima Arko wall faced toilet suites with clean flush and 1200mm high wall tiling behind
- Clipsal flumed exhaust fans
- Obscure glazed windows to ensuite, bathroom, powder and WCs
- Vito Bertoni hand held shower to the ensuite/bathroom with sliding rail
- 2000mm high tiling to showers
- Floor and skirting tiles
- Semi frameless glazed pivot doors to showers
- Seima Select acrylic 1525m bath to bathroom
- Builders standard Vito Bertoni / Alder Tapware mixers to basins, bath and showers
- Alder Metza/Alto/Wish towel rails, soap holders and toilet roll holders
- Chrome square floor wastes

Laundry

- 160 Rheem 5 star energy rated gas storage hot water system
- Seima Acero 45ltr stainless steel sink with designer basket waste in laminated cabinet with handles
- Alder chrome mixer to trough
- Automatic washing machine taps
- 2 x rows of tiling above benchtop
- Floor and skirting tiles

Contract

- Colour ID meeting
- HIA lump sum fixed price building contract
- Indemnity insurance
- Public liability, contract works and workers compensation insurance
- Standard water authority and shire building fees (Excluding planning fees)
- Housing Industry Association and Master Builders Association members

*This specification is subject to product availability and is subject to change without notice. Images are for illustrative purposes only

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HOMES

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MBA Award
Winning Builder



HIA Award
Winning Builder