House Package
$348,990

The Majestic 35 by Wisdom Homes
GEORGES FAIR (Suits most blocks over 400m)

INCLUSIONS

- Standard Site Costs (up to 1m fall with equal cut and fill)
- Provisional Allowance for Additional Site Costs.
- 'H' 1 CLASS Slab Upgrade
- Standard Council Costs, Etc.
- BASIX Package including rainwater tank
- Ceramic Floor tiles to Entry, Foyer, Kitchen, Dining, Leisure and Wet Areas.
- 50/50 Wool Blend Carpet to remainder of home.
- Allowance for Render/Morokah finish to Part Façade (Minimum Required for Georges Fair)
- Brick and Rendered Letterbox (Required for Georges Fair)
- Landscape Plan (Required for Georges Fair)
- AHD Survey (Australian Height Datum) Council requirement

* GST Inclusive.
Purchasers to confirm inclusions with prior to deposit.
All drawings and images are for illustrative purposes only and should be used as a guide only.
Wisdom Homes reserves the right to revise plans, specifications and prices without notice or obligation.

JUNE PROMOTION
Reverse Cycle Ducted
AIR-CONDITIONING
For Just **$5,990**

And Our
PRESTIGE ESSENTIALS UPGRADE PACKAGE
at
NO EXTRA COST

SEE BELOW FOR DETAILS OF INCLUSIONS

For details contact GEORGE KIZANA on 9824 5165
or visit our Display at Lots 914 & 915 Townson Ave., MINTO (off Ben Lomond Road)

Wisdom Homes
The wise choice

‘Prestige Essentials’ Upgrade

Lots of unbeatable Inclusions at No Extra Cost…..
Including:

DESIGNER KITCHEN

* Caesarstone benchtop to kitchen (medium range-20mm thick) in lieu of squareform laminate
* Decorative Glass Splashback to kitchen (up to 3m2 with 2No GPO cut-outs)
* Standard height laminated overhead cupboards
* Blanco undermount double bowl stainless steel kitchen sink in lieu of standard
* Blum motion soft close kitchen drawers and pot drawers
* Glass splashback to kitchen window reveals (selected designs)
* Laminated overhead cupboard above fridge space
* Set of pot drawers to kitchen
* Designer Blanco 'U Shape' Mixer tap to kitchen sink
* Blanco Stainless Steel Dishwasher
* Stainless steel orgaline cutlery tray
* Contemporary kitchen design as per house floor plan
* 150mm Dropped Ceiling over Kitchen
* Water Purifier to Kitchen Benchtop
* Fixed feature Window to Kitchen Splashback (Selected Designs)

EUROPEAN APPLIANCES

* Blanco premium 900mm stainless steel freestanding cooker including stainless steel kick plate (Model FD9085WX)
* Blanco feature 900mm wide stainless steel and glass canopy rangehood to kitchen (Model BWCG90X)
* Blanco stainless steel dishwasher (Model DWF6XP)
* Blanco stainless steel microwave including matching trim kit (Model MF34SX)

STYLISH BATHROOMS

* Caesarstone to vanities throughout (standard range - 20mm thick) in lieu of square form laminate
* Semi-frameless shower screens to showers
* Designer vitreous china toilet suites with squared cistern and soft close seats
* Full height tiling to two walls only of bathroom and ensuite (main visible walls)
* Stylish counter mounted or semi recessed vanity basins (subject to design)
* Designer floating vanity units
* Decorative tiled shower niches to all showers
* Stylish mixer tap sets to all vanity basins
* Polished edge frameless mirrors to all bathrooms and ensuites
* Handheld shower & rail kits to all shower recesses
* Bath & shower mixer sets to all bathrooms
* Feature towel rails to bathrooms and ensuites
* Stylus Newbury bath in lieu of standard bath (selected designs)
* Feature bathroom accessories
* Chrome floor wastes to wet areas in lieu of plastic floor wastes
* Chrome push plugs to all vanity basins
* Tiled hobs to shower recess for upgraded waterproofing

INTERNAL FINISHES

* 2590mm ceilings to the ground floor (8'6")in lieu of standard 2440mm ceiling (8')
* Decorative Tempo cornices throughout (excluding robes and minor areas)
* Decorative half splayed 90mm high skirting boards and 67mm wide architraves
* Professional interior and exterior colour selection appointment with experienced colour consultant
* Designer kitchen cupboard and vanity door handles
* Plasterboard lined boxing in of air-conditioning ductwork to double storey designs
* Feature cut-outs and niches as per house design
* Taubmans Endure Internal Paint Upgrade

DOORS & DOOR FURNITURE

* Hume "Savoy" XS range 2340mm x 1200mm front entry door (clear glazed with clear timber finish)
* Flush panel 2340mm high internal doors to ground floor (excluding robes) in lieu of standard
* Designer Lianna internal door lever handles
* Bar handles to kitchen, pantry, linen and robe doors in lieu of knobs
* Gainsborough Tri-Lock lever entrance set to front door
* Door stops to internal access doors

ELECTRICAL

* 3 in 1 exhaust fan/light/heater to bathroom and ensuite
* Clipsal Slimline double powerpoints and switches throughout
* 2 x Television points to your preferred location
* 2 x Telephone points to your preferred location
* Security Alarm system including 3No PIR motion detectors and LED Touch Screen Pad

FLOOR COVERINGS

* Floor and wall ceramic tile upgrade from $25m2 to $35m2 throughout
* Carpet upgrade to 50/50 wool blend carpet to remainder of the home (excluding wet areas)

STAIRS

* Designer stair upgrade to stainless steel bar balusters and squared handrail (double storey only)

LAUNDRY

* Built-in laminated laundry unit with stainless steel drop in tub, mixer tap set and 20mm caesarstone top

ROBES & PANTRY

* Laminated timber shelving to Pantry with decorative 100mm fascia
* Built-in colour board WIR fitout including 1No. drawer set and shelf set

EXTERNAL FINISHES

* 450mm wide eaves including eaves soffit lining (Note - May exclude minor areas subject to design)
* Blue Hyne T2 termite resistant timber frames
* Trend aluminium stacker door to outdoor leisure area
* 25 degree roof pitch in lieu of 20 degree roof pitch
* Bristile flat profile 'Classic' range roof tiles in lieu of traditional range roof tiles
* Concrete to front porch including ceramic tiles over
* Reticulated termite treatment system to the perimeter of the home
* Keyed window and external door locks through out
* Gas package including gas to cooktop, gas hotwater system and gas bayonet point to living area
* Off white mortar to brickwork in lieu of natural coloured mortar
* Aluminium awning windows to front facade and bathrooms
* 3 x exterior garden taps
* Colorbond fascia and gutter
* Brickwork above all windows, external doors and garage doors (excludes minor lightweight cladded areas)
* Massive "Inclusive" brick selection range

ALFRESCO

* Concrete to the outdoor leisure room incorporated with main house slab (if applicable)
* Outdoor leisure rooms to selected designs under the main roof with lined ceiling, set joints and decorative cornices

PAINT

* Taubmans three coat paint system throughout in lieu of two coat system

GARAGE

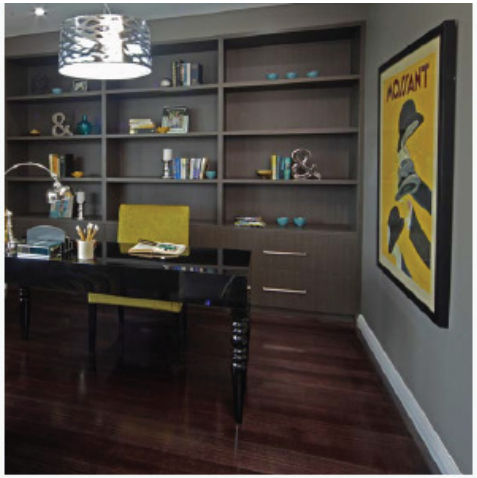
* Plasterboard lined interior walls to garage in lieu of face brickwork
* Auto garage door opener including 2No. transmitter units and a wall switch
* Sectional overhead Garage door in lieu of standard roller door

BASIX

* 4 star rated tapware
* fire retardant sarking to underside of roof tiles
* Decorative slimline corrugated steel aboveground 3000 litre rain water tank
* Upgraded R3.5 ceiling insulation
* Upgraded R2.0 wall insulation
* Whirlybird roof ventilator for better cooling & BASIX score
* BASIX assessment fees

HOTWATER

* Rheem 5 star rated gas instantaneous hot water system
* Recess box for gas instantaneous hot water system



MAJESTIC 35

Majestic 35

Area Calculations

ITEMISED FLOOR AREAS	AREA
Ground Floor	135.90sqm
First Floor	138.11
Garage	33.80sqm
Porch	4.10sqm
Outdoor Leisure	13.70sqm
Nett Living Area	274.01sqm
Gross Floor Area	325.61sqm
Gross Floor Area	35.05sq

This home has been designed to fit a

13m lot width

Wisdom Homes

Thewisechoice

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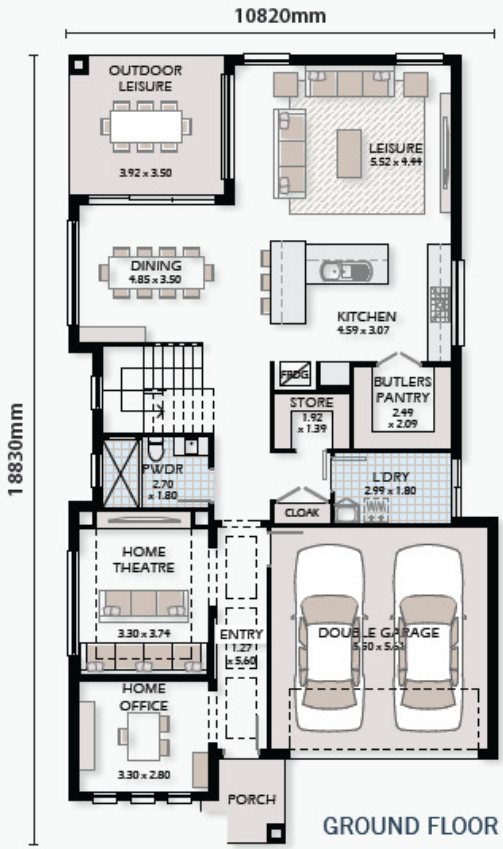
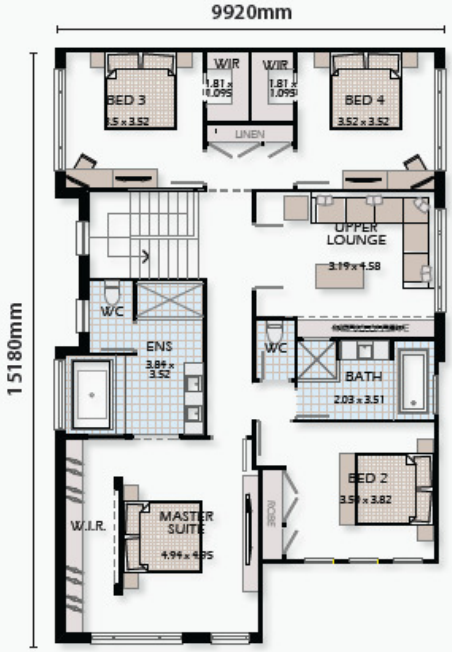
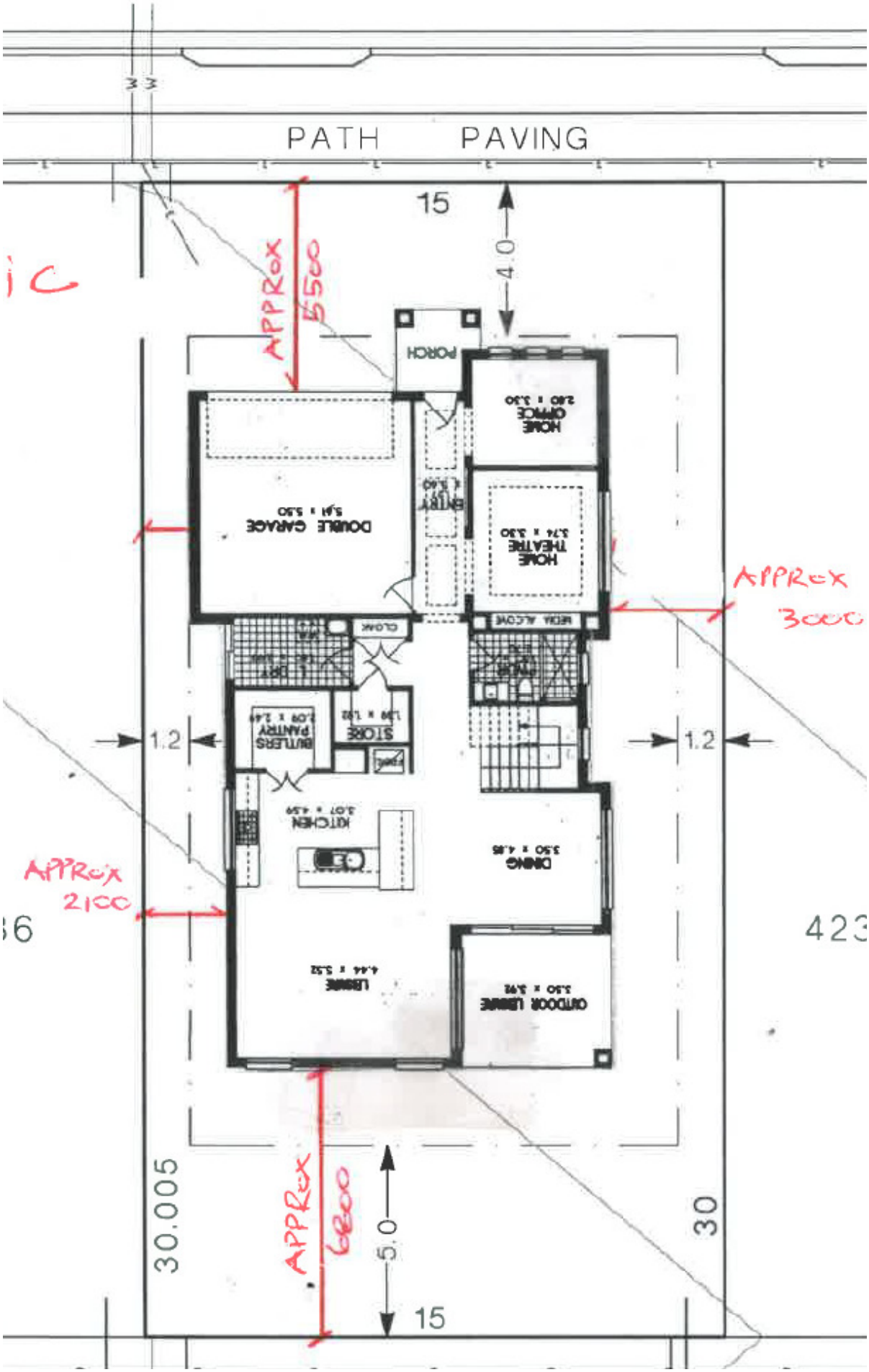


GROUND FLOOR



FIRST FLOOR



Shows 450m Lot - Indicative Only