

/ ESSENCE STANDARD INCLUSIONS AND SIMPLY STYLISH UPGRADE PACK

/ AREA		/ ESSENCE STANDARD INCLUSIONS	/ SIMPLY STYLISH INCLUSIONS
KITCHEN			
Joinery	Melamine Matt base cupboards with bulkheads to kitchen cooktop side	✓	
	Handles from standard builder's range	✓	
	Overhead cupboards	✓	
	1 cutlery drawer bank	✓	
	Soft close doors and drawers	✓	
Pantry	4 white melamine shelves as per standard plan	✓	
Benchtop	33mm builder range laminate benchtop with square edge	✓	
	20mm stone from builder's range to kitchen and island benchtops		✓
Splashback	Tiled splashback from builder's range to kitchen cooktop side	✓	
Sink	1 3/4 bowl inset stainless steel sink with 1 tap hole	✓	
	Posh Solus MK3 double bowl undermount stainless steel sink		✓
Sink mixer	Gooseneck sink mixer in chrome finish	✓	
Oven	Designer stainless steel 600mm built-in	✓	
	Westinghouse 900mm built-in		✓
Cooktop	Designer stainless steel 600mm, gas	✓	
	Westinghouse 900mm stainless steel, gas		✓
Rangehood	Designer stainless steel 600mm canopy, externally ducted	✓	
	Westinghouse 900mm canopy, externally ducted		✓
Dishwasher	Dishwasher provision	✓	
	Westinghouse 600mm freestanding		✓
Microwave	Microwave provision	✓	
	Westinghouse stainless steel 600mm with trim kit		✓
BATHROOM			
Floor & wall tiles	Builder range floor tiling and skirting tiles, with 1200mm high wall tiles around bath (where included) & 2100mm tiles around shower area (where included)	✓	
	Floor to ceiling wall tiles from builder's range to either one bathroom or one ensuite with square set ceilings; Builder range floor tiling and skirting tiles to separate WC's (where no shower is included on original floor plan)		✓
Joinery	Melamine Matt, with handles from standard builder's range and soft close doors	✓	

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BATHROOM (CONT.)			
Benchtop	33mm builder's range laminate benchtop with square edge	✓	
	20mm stone from builder's range to ensuite and bathroom vanities		✓
Splashback	Builder range tiled splashback	✓	
Basin	Semi inset basin	✓	
Bath	Freestanding bath 1560mm or 1760mm, as per standard floor plan	✓	
Mirror	Frameless polished edge mirror	✓	
Shower screen	Semi-frameless shower screen	✓	
Toilet	Close coupled back to wall toilet suite with soft close seat	✓	
Tapware	Builder range in chrome finish	✓	
Shower rose	Builder range handshower on bracket in chrome finish	✓	
Accessories	Builder range in chrome finish including soap dish to showers	✓	
	Tiled 1200mm high shower ledge to one shower		✓
Floor waste	Tiled floor waste to all wet areas	✓	
Recessed floor	Wet area flooring flush with main floor for smooth transitions		✓
Powder room sink (if applicable)	Mini wall basin with chrome bottle trap	✓	
CEILINGS & SKIRTINGS			
Ceiling heights	2440mm ground and first floor	✓	
	2590mm ceiling height to ground floor and 2440mm height to first floor on double storey homes		✓
Architraves & skirtings	67mm x 18mm pine DAR skirtings and architraves throughout, skirting excluded in wet areas	✓	
Linings	CSR Gyprock wall and ceiling linings with 90mm cove cornice to remainder	✓	
LIGHTING & ELECTRICAL			
Lighting	Bayonet lights throughout as per standard plan	✓	
	10 x downlights in lieu of bayonet lights		✓
Light switches & GPO's	Clipsal iconic switches and power points	✓	
Exhaust fans	Externally ducted exhaust fans to bathrooms & laundries without a window or sliding door	✓	

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WINDOWS & DOORS			
Windows & doors	Aluminium windows and 2100mm high aluminium sliding doors as per standard plan	✓	
	2100mm high x up to 3600mm wide aluminium stacking sliding door to one door, in lieu of sliding door		✓
Entry door	2040mm high x 820mm wide entry door in painted finish	✓	
Entry door security	Trilock in satin chrome finish	✓	
Internal doors	Flush hinged doors, 2040mm high throughout	✓	
Wardrobe doors	2040mm high flush hinged doors to ground & first floor built in robes where applicable	✓	
Internal door hardware	Internal lever sets from builder's range in satin chrome or chrome finish	✓	
LAUNDRY			
Sink	Base laundry trough and metal cabinet, 45 litre	✓	
Joinery	Polytec melamine Matt 800mm wide base cabinet, 33mm builders range Polytec laminate benchtop with handles from the builders range and soft close doors with base inset laundry trough 45L		✓
Splashback	Tiled splashback from builder's range	✓	
Sink mixer	Gooseneck sink mixer in chrome finish	✓	
Tiling	Floor tiling and skirting tiles from builder's range	✓	
STAIRS			
Staircase construction	Staircase with stainless steel or black balusters and timber handrail; or plasterboard balustrade and timber handrail capping, as per floor plan	✓	
STORAGE			
Fit-out	4 white melamine shelves to linen cupboards	✓	
	Robes with melamine shelf and hanging rail	✓	
BUILDING			
External finish	Brick from builder's range with lightweight cladding, as per Classic facade	✓	
Roof finish	Bristle classic roof tiles or Colorbond roof as per house design	✓	
	Colorbond fascia and gutter	✓	

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BUILDING (CONT.)			
Termite protection	Flickguard physical membrane barrier system	✓	
Garage door	Colorbond roller door	✓	
Garage finish	Fully internal gyprock lined garage	✓	
Internal paint	Premium 3 coat paint system	✓	
Facade	Classic facade including brick & cladding	✓	
Slab	Class M engineered slab to Australian standards with 25MPa concrete	✓	
Frame	90mm timber frame	✓	
Taps	External garden taps to front & rear of home	✓	
Application fees	Development Application Fees and Construction Fee or Complying Development Fee	✓	
Home Owners Warranty Insurance	Providing peace of mind	✓	
Stormwater & sewer	Stormwater & sewer connection allowance up to 70lm to street / easement	✓	
Water connection	Water authority fees, including water connection, for standard connections	✓	

/ SIMPLY STYLISH UPGRADE INCLUSIONS

T&C's Apply.

IMPRESSIVE INCLUSIONS, EXCEPTIONAL VALUE FOR ONLY **\$6,990***

Disclaimer: Standard inclusions are based on North Homes Essence series standard floor plans and the standard facade. Inclusions are subject to change and variations may be required to substitute materials no longer available at time of build. Inclusion items are based on standard plans, any variation to the floor plans will incur additional costs. Please refer to your contract for full terms and conditions. North Homes has the right to withdraw this promotion at any time without notice. Please refer to Elegance Upgrade Inclusions brochure for Builder Licence No. 374999c. Effective: September 2025.