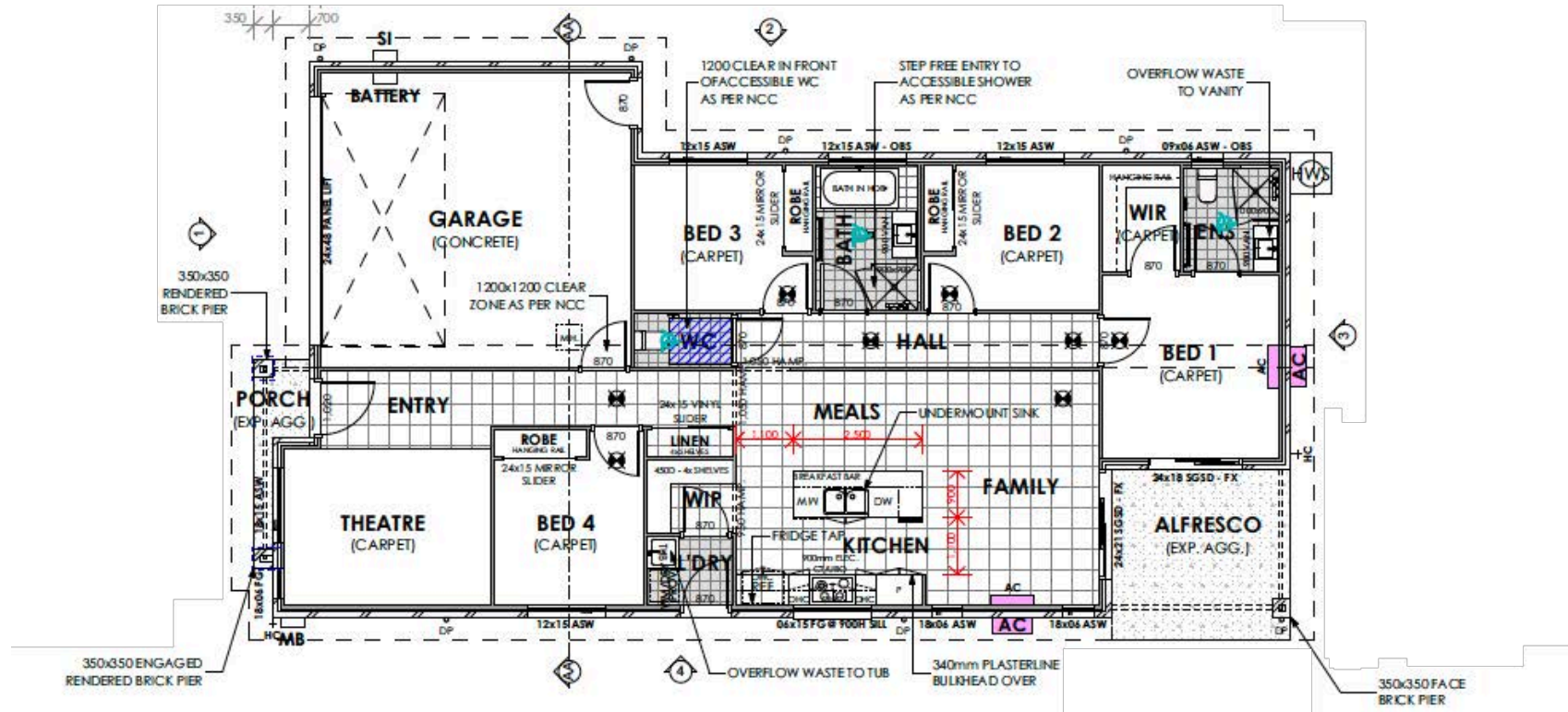


# TRADITIONAL X 188

From \$721,600.00



## AREAS (m<sup>2</sup>)

Living area 137.03 m<sup>2</sup>  
Garage area 37.35 m<sup>2</sup>

Alfresco area 11.45 m<sup>2</sup>  
Porch area 2.46 m<sup>2</sup>

TOTAL AREA 188.29 m<sup>2</sup>

## HOUSE DIMENSIONS

House width 11.20 m  
House depth 20.04 m

\*Artist impression only. Approximate floor areas. Subject to council and developer requirements.



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Published 23/03/2026  
\*Subject to terms & conditions.

# INCLUSIONS LIST

## STANDARD INCLUSIONS (PART 1 OF 2)

### WARRANTIES

- Six Year Six Month Structural Warranty
- Twelve Month Maintenance Warranty

### GENERAL INCLUSIONS

- Construction Insurance, Public Liability and QBCC Home Warranty Insurance
- Certification, Covenant and Council Application Fees
- Soil Test, Engineering Report and Full Working Drawings
- Engineering Plans
- Engineer Designed Pine Frames and Roof Trusses
- N2 - N3 Wind Load Construction as Per Engineer's Specifications
- 2440h Walls
- Timber or steel frames included at the discretion of Australasian Homes at the time of ordering
- 6 Star Energy Rating
- 170L Energy Efficient Hot Water System
- Insulation (As required to meet Energy Efficiency requirements)
- Wall Wrap (Reflective Foil Insulation Paper) to External Walls
- Physical Termite Barrier
- All Site Costs Included

### EXTERNAL INCLUSIONS

- Brick veneer masonry or rendered foam or light weight cladding (finish as per plans)
- Colorbond Roof or Concrete Roof Tile as indicated on plans
- Facia, gutter and painted PVC down pipes
- Panel lift garage door with remote control
- Two external garden taps
- Two external lights
- Sewer connection to Council services
- Underground Electrical Mains
- Water connection to Council Services
- Aluminium sliding windows and doors with keyed alike window locks
- Fly screens to all windows and sliding doors

### INTERNAL INCLUSIONS

- All painting in standard three coat system
- Skirting to be 68x12mm
- Architrave to be 42x12mm
- Redicote internal doors
- Feature front door with glazing
- Cushion stops to doors
- Built-in robes to all bedrooms include shelf and rail
- Linen press with four shelves
- Cornice – Standard plaster cove corners
- 10mm plasterboard to all walls and ceiling
- 6mm Villaboard lining to wet areas
- Carpet grade internal stairs if applicable

### UPGRADES

- Provide 900mm electric cooktop/oven in lieu of standard to main dwelling only  
Provide 900mm rangehood in lieu of standard to main dwelling only
- Provide double GPO with USB charger in lieu of standard double GPO to kitchen

### LANDSCAPING

- Driveway and pathway from drive to porch to be decorative concrete finish as per covenant requirements or builder's selection
- Patio to be tiled as per builder's selection
- Estate covenant approved and numbered letterbox
- Fold down clothesline with concrete pad and path
- Fencing to covenant requirements and to include boundary and side gate
- Turf and landscaped gardens to front and rear\*
- Garden bed/s planted to suit aesthetics of home
- Edging to all gardens

\*Inclusions are from the builder's range and are subject to change due to trade and material availability.

C O N T I N U E D . . .



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# INCLUSIONS LIST

## STANDARD INCLUSIONS (PART 2 OF 2)

### ELECTRICAL

- Ceiling fan/light to each bedroom
- Ceiling fans to alfresco (if required for energy efficiency)
- Split System Air Conditioner (reverse cycle) to Master Bedroom & Living
- TV outlets in Living, Media (if applicable) and Master Bedroom
- TV antenna
- Power points to all bedrooms and appropriate areas
- One phone point
- Earth leakage safety switch
- Smoke detectors as per BCA requirements – hard wired with battery backup

### KITCHEN

- 20mm stone bench tops
- Fully laminated cupboards and drawers
- All doors and drawers to be 2mm PVC edged
- Stainless Steel 90cm oven
- 4 zone cook-top
- Stainless steel Rangehood
- Stainless steel dishwasher
- Overhead laminated cupboards
- Chrome mixer tap to kitchen sink
- 1¼ bowl stainless steel drop in sink
- Pantry as per plans
- Tiling to kitchen splash back
- Water tap for fridge
- Niches to showers
- Undermount kitchen sink

### LAUNDRY

- Laundry tub to be 45L with suds bypass and metal cabinet
- Tiling to floor and skirting
- Tiled splashback to tub
- Laminate joinery and benchtop as per preliminary plans

### FLOOR & WINDOW COVERINGS

- Tiles to kitchen, living/dining and hallways, 400x400 ceramic tiles
- Balance of house to have quality carpet with underlay
- Garage floor to be steel trowel concrete finish
- Window coverings to be roller blinds with chain drive (excluding wet areas)

### LIGHTING FIXTURES

- Energy saving down lights to Living, Kitchen and Hallways
- Fan/lights to Bedrooms
- Two downlights in Garage

### BATHROOM & ENSUITE

- 20mm stone vanity tops
- Brushed nickel steel handles to drawers & cupboards
- All doors and drawers to 2mm PVC edged
- Toilet suites with white vitreous pan – closed coupled
- Mirror 900mm high by length of vanity
- Full china vanity basin
- Chrome basin mixers
- Chrome towel rail and toilet roll holder
- 1525mm white acrylic bath
- Shower rose with flexible hose
- Framed clear glass shower screen with pivot door
- Skirting tile to all walls in bathroom and toilets, 2000mm high in shower
- Waterproofing to wet areas as per Australian Standards

### ESTATE COVENANTS

- 12kw solar system package with battery
- Septic waste treatment
- Freshwater rain tank 40,000L
- Provision consideration for hanger location
- Turfed land size area as per a standard 400m2
- Fencing included.
- Acoustic treatment to home included
- Bush fire treatment to home included.
- 2740mm ceiling heights

\*Inclusions are from the builder's range and are subject to change due to trade and material availability.

CONTINUED...



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\*Subject to terms & conditions.



# COLOUR SCHEMES

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We work with a professional interior designer to develop Internal and External colour schemes when building the perfect home.

# Colour & Finishes Schedule

## QLD INTERNAL - LIGHT SCHEME - Standard 2024

Job No: \_\_\_\_\_

Site Address: \_\_\_\_\_

### Images

1. Floor Tile



2. Kitchen & Laundry Splashback



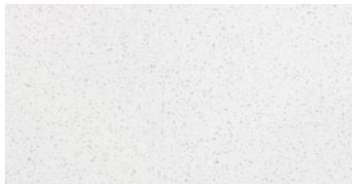
3. Bathroom & Ensuite Walls



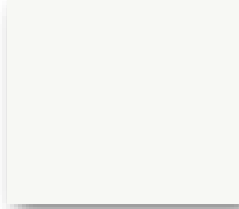
4. Bathroom & Ensuite Shower Feature Wall



5. Stone Benchtop



6. Kitchen underbench Cabinets



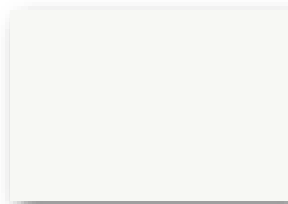
7. Kitchen Overheads, Bathroom & Ensuite Cabinets



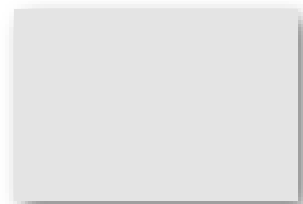
8. Carpet



9. Window Coverings



10. Interior Wall Colour



Details	Material / Supplier	Colour
<b>TILES</b>		
1 Main Floor Tile	National Tiles Grout: Light Grey	Pavilion Chalk Matt Natural "NT21-4220FL" 450x450
1 Wet Area Floor (incl bth, ens, w.c, laundry)	National Tiles Grout: Light Grey	Pavilion Chalk Matt Natural "NT21-4220FL" 450x450
2 Kitchen Splashback	National Tiles Grout: White	White Gloss "BELWP200" 100 x 300 (Horizontal Stack)
2 Laundry Splashback	National Tiles Grout: White	White Gloss "BELWP200" 100 x 300 (Horizontal Stack)
3 Bathroom & Ensuite Shower Walls	National Tiles Grout: White	White Gloss "MAXWL2711" 250 x 400 (Horizontal Stack)
4 Bath & Ensuite Shower Feature Wall	National Tiles Grout: Light Grey	Pavilion Chalk Matt Natural "NT21-4220FL" 450x450
1 Bath, Ensuite, W.C & Laundry Skirt	National Tiles Grout: Light Grey	Pavilion Chalk Matt Natural "NT21-4220FL" 450x450
1 External Floor Tile	National Tiles Grout: Light Grey	Pavilion Chalk Ext Natural "NT21-4230FLX" 450x450
<b>INTERNAL FINISHES</b>		
8 Carpet	Carpet Call	Rumble Range "Claystone"
8 Cover Grade Staircase (if applicable)	Carpet Call	Rumble Range "Claystone"
9 Blinds	Blindco	Active Blockout "Avoca Snow"
- Robes	Framed Vinyl Slider	Frame: "Polished Silver" Insert: "Glacier"
<b>KITCHEN - BENCHTOPS &amp; CABINERY</b>		
5 Stone Benchtop	Stone Ambassador	"White Burst" 20mm - Arrised Edge
6 Cabinetry (incl, fridge/pantry gables, o'head above fridge)	Formica	"Snowdrift" Natural Finish
7 Feature Cabinetry (overheads, excl above fridge)	Formica	"Snow Ash" Natural Finish
6 Kickboard	Formica	"Snowdrift" Natural Finish
- Handles	Tekform	"SO-1092-128-BN" Brushed Nickel 128mm (Vertical)
<b>BATHROOM &amp; ENSUITE - BENCHTOPS &amp; CABINERY</b>		
5 Stone Benchtop	Stone Ambassador	"White Burst" 20mm - Arrised Edge
7 Cabinetry	Formica	"Snow Ash" Natural Finish
7 Kickboard	Formica	"Snow Ash" Natural Finish
Shower Frame	Aluminium	"Polished Silver"
Mirror Frame	Aluminium	"Polished Silver"
- Handles	Tekform	"SO-1092-128-BN" Brushed Nickel 128mm (Vertical)
<b>STUDY DESK / OTHER BENCHTOP (if applicable)</b>		
7 Laminate Benchtop	Formica	"Snow Ash" Natural Finish
<b>INTERNAL PAINT COLOURS</b>		
- Ceilings	Dulux (Flat ceiling paint)	Ceiling White
10 Internal Walls	Dulux (Low Sheen)	"Lexicon 1/4"
10 Woodwork (internal doors, skirtings, architraves)	Dulux (Gloss)	"Lexicon 1/4"
- Stain Grade Staircase (if applicable)	Cabbots	Clear "Satin"
<small>Disclaimer: Colours and Images has been reproduced as authentically as possible and are to be used as a guide only. Products may differ to varying degrees from images shown are indicative only of colour and texture. Shade variation occurs in all fixed fired clay products and is a natural characteristic. It is recommended to view products on display before confirming selection. Materials and products provided as as applicable to the Build Contract and Contract Plans. This work is copyright and cannot be reproduced or copied in any form. Updated 29/08/24 HC</small>		
Client Initial: _____	Client Initial: _____	Date: ____ / ____ / ____

# Colour & Finishes Schedule

QLD INTERNAL - MEDIUM SCHEME - Standard  
2024

Job No: \_\_\_\_\_

Site Address: \_\_\_\_\_

## Images

1. Floor Tile



2. Kitchen & Laundry Splashback



3. Bathroom & Ensuite Walls



4. Bathroom & Ensuite Shower Feature Wall



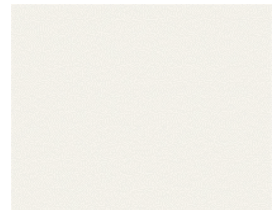
5. Stone Benchtop



6. Kitchen underbench Cabinets, Bathroom & Ensuite Cabinets



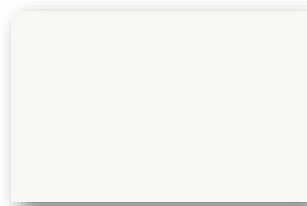
7. Kitchen Overhead Cabinets



8. Carpet



9. Window Coverings



10. Interior Wall Colour



Details		Material / Supplier		Colour
<b>TILES</b>				
1	Main Floor Tile	National Tiles	Grout: Grey	Regina Latte Matt "NT17-1028FL" 450x450
3	Wet Area Floor (incl bth, ens, w.c, laundry)	National Tiles	Grout: Grey	Regina Latte Matt "NT17-1028FL" 450x450
2	Kitchen Splashback	National Tiles	Grout: White	White Matt "BELWP300" 100 x 300 (Horizontal Stack)
2	Laundry Splashback	National Tiles	Grout: White	White Matt "BELWP300" 100 x 300 (Horizontal Stack)
3	Bathroom & Ensuite Shower Walls	National Tiles	Grout: White	White Gloss "MAXWL2711" 250 x 400 (Horz Stack)
4	Bath & Ensuite Shower Feature Wall	National Tiles	Grout: Grey	Regina Latte Matt "NT17-1028FL" 450x450
1	Bath, Ensuite, W.C & Laundry Skirting	National Tiles	Grout: Grey	Regina Latte Matt "NT17-1028FL" 450x450
1	External Floor Tile	National Tiles	Grout: Grey	Regina Latte Ext "NT17-1030FL" 450x450
<b>INTERNAL FINISHES</b>				
8	Carpet	Carpet Call		Rumble Range "Dark Bark"
8	Cover Grade Staircase (if applicable)	Carpet Call		Rumble Range "Dark Bark"
9	Blinds	Blindco		Active Blockout "Avoca Snow"
-	Robes	Framed Vinyl Sliders		Frame: "Polished Silver" Vinyl: "Glacier"
<b>KITCHEN - BENCHTOPS &amp; CABINERY</b>				
5	Stone Benchtop	Stone Ambassador		"Mottle Grey" 20mm Arrised Edge
6	Cabinetry (incl, fridge/pantry gables, o'head above fridge)	Formica		"Autumn Oak" Natural Finish
7	Feature Cabinetry (overheads, excl above fridge)	Formica		"Malibu" Natural Finish
6	Kickboard	Formica		"Autumn Oak" Natural Finish
-	Handles	Tekform		"SO-1092-128-CH" Chrome 128mm (Horizontal)
<b>BATHROOM &amp; ENSUITE - BENCHTOPS &amp; CABINERY</b>				
5	Stone Benchtop	Stone Ambassador		"Mottle Grey" 20mm Arrised Edge
6	Cabinetry	Formica		"Autumn Oak" Natural Finish
6	Kickboard	Formica		"Autumn Oak" Natural Finish
	Shower Frame	Aluminium		"Polished Silver"
	Mirror Frame	Aluminium		"Polished Silver"
-	Handles	Tekform		"SO-1092-128-CH" Chrome 128mm (Horizontal)
<b>STUDY DESK / OTHER BENCHTOP (if applicable)</b>				
6	Laminate Benchtop	Formica		"Autumn Oak" Natural Finish
<b>INTERNAL PAINT COLOURS</b>				
-	Ceilings	Dulux (Flat ceiling paint)		Ceiling White
10	Internal Walls	Dulux (Low Sheen)		"Lexicon"
10	Woodwork (internal doors, skirtings, architraves)	Dulux (Gloss)		"Lexicon"
-	Stain Grade Staircase (if applicable)	Cabbots		Clear "Satin"
<p><b>Disclaimer:</b> Colours and Images has been reproduced as authentically as possible and are to be used as a guide only. Products may differ to varying degrees from images shown are indicative only of colour and texture. Shade variation occurs in all fixed fired clay products and is a natural characteristic. It is recommended to view products on display before confirming selection. Materials and products provided as as applicable to the Build Contract and Contract Plans. This work is copyright and cannot be reproduced or copied in any form. Updated 04/10/24 CC</p>				
Client Initial: _____		Client Initial: _____		Date: ____ / ____ / ____

# Colour & Finishes Schedule

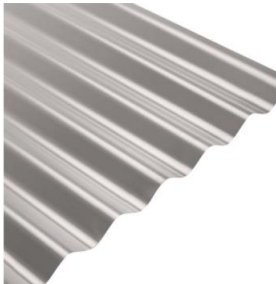
EXTERNAL (QLD): SCHEME "MEDIUM #2"

Job No: \_\_\_\_\_

Site Address: \_\_\_\_\_

## Images

1. Smart Metal "Birch"



2. Monier "Silver Perch"



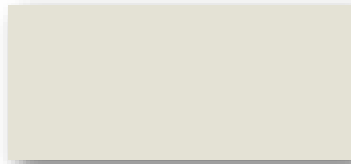
3. PGH "Moon Dust" with "Off White" mortar



4. Smart Metal "Birch"



5. Smart Metal & Powdercoat "Off White"



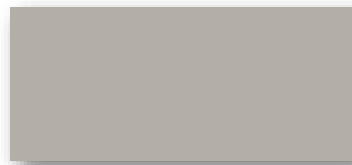
6. Exposed Aggregate "Cairns"



7. Dulux "Winter Terrace"



8. Dulux "Winter Fog"



Details		Material / Supplier	Colour
<b>ROOF COVERING</b>			
1	Roof - Metal (if applicable/as per plans)	Smart Metal	Birch
2	Roof - Tile (if applicable/as per plans)	Monier "Atura"	Silver Perch
4	Gutter	Smart Metal	Birch
5	Fascia	Smart Metal	Off White
<b>BRICK</b>			
3	Primary Brick	PGH	Moon Dust Single Height
3	Mortar (NOTE: flush joints to brickwork to be rendered)	Raked	Off White
<b>OTHER EXTERNAL ITEMS</b>			
5	Garage Door	Colorbond	Surfmist
5	Windows	Aluminium Powder coated	Surfmist
5	Flyscreens	Aluminium Powder coated	Surfmist
5	Privacy / Feature Screens (if applicable)	Aluminium Powder coated	Surfmist - Satin
5	Clothesline	Fold Down	Surfmist
6	Driveway	Exposed Aggregate	Cairns
5	Rainwater Tank (if applicable)	Steel	Surfmist
5	Balustrade/Handrail (if applicable)	Aluminium Powder coated	Surfmist - Satin
<b>PAINT COLOURS</b>			
7	Primary Render Colour (including window infill)	Dulux (low sheen exterior)	Winter Terrace
8	Feature Render Colour (portico/portico piers)	Dulux (low sheen exterior)	Winter Fog
8	Front entry door	Dulux (gloss exterior)	Winter Fog
7	Other external hinged doors	Dulux (gloss exterior)	Winter Terrace
-	Eaves/External Ceilings	Dulux (flat exterior)	White on White
8	Cladding	Dulux (low sheen exterior)	Winter Fog
7	Gable Backing (if applic.)	Dulux (low sheen exterior)	Winter Terrace
7	Gable Infill / Portico (if applic.)	Dulux (low sheen exterior)	Winter Terrace
-	Stained Timber Posts (if applic.)	Dulux Intergrain	Clear
-	Stained Timber Deck & steps (if applic.)	Dulux Intergrain	Clear
8	Painted Timber Posts/Balustrade/Handrail (if applic.)	Dulux (gloss exterior)	Winter Fog
7	Downpipes (PVC)	Dulux (low sheen exterior)	Winter Terrace
7	Letterbox (Pillarbox)	Dulux (low sheen exterior)	Winter Terrace

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Client Initial: \_\_\_\_\_

Client Initial: \_\_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

# Colour & Finishes Schedule

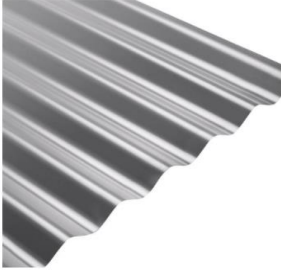
EXTERNAL (QLD): SCHEME "MEDIUM #3"

Job No: \_\_\_\_\_

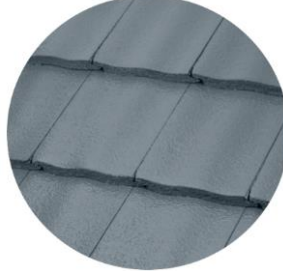
Site Address: \_\_\_\_\_

## Images

1. Smart Metal "Basal"



2. Monier "Babylon"



3. PGH "Driftwood Grey" with "Off White" mortar



4. Smart Metal "Basal"



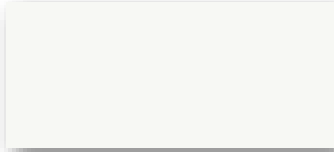
5. "Precious Silver"



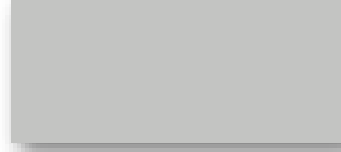
6. Exposed Aggregate "Oyster Grey"



7. Dulux "Vivid White"



8. Dulux "Tranquil Retreat"



Details	Material / Supplier	Colour
<b>ROOF COVERING</b>		
1 Roof - Metal (if applicable/as per plans)	Smart Metal	Basal
2 Roof - Tile (if applicable/as per plans)	Monier "Atura"	Babylon
4 Gutter	Smart Metal	Basal
4 Fascia	Smart Metal	Basal
<b>BRICK</b>		
3 Primary Brick	PGH	Driftwood Grey Single Height
3 Mortar (NOTE: flush joints to brickwork to be rendered)	Raked	Off White
<b>OTHER EXTERNAL ITEMS</b>		
4 Garage Door	Colorbond	Basalt
5 Windows	Aluminium Powder coated	Precious Silver
5 Flyscreens	Aluminium Powder coated	Precious Silver
4 Privacy / Feature Screens (if applicable)	Aluminium Powder coated	Basalt - Satin
- Clothesline	Fold Down	Surfmist
6 Driveway	Exposed Aggregate	Oyster Grey
4 Rainwater Tank (if applicable)	Steel	Shale Grey
4 Balustrade/Handrail (if applicable)	Aluminium Powder coated	Basalt - Satin
<b>PAINT COLOURS</b>		
7 Primary Render Colour (including window infill)	Dulux (low sheen exterior)	Vivid White
8 Feature Render Colour (portico/portico piers)	Dulux (low sheen exterior)	Tranquil Retreat
4 Front entry door	Dulux (gloss exterior)	Basalt
7 Other external hinged doors	Dulux (gloss exterior)	Vivid White
- Eaves/External Ceilings	Dulux (flat exterior)	White on White
8 Cladding	Dulux (low sheen exterior)	Tranquil Retreat
7 Gable Backing (if applic.)	Dulux (low sheen exterior)	Vivid White
7 Gable Infill / Portico (if applic.)	Dulux (low sheen exterior)	Vivid White
- Stained Timber Posts (if applic.)	Dulux Intergrain	Clear
- Stained Timber Deck & steps (if applic.)	Dulux Intergrain	Clear
7 Painted Timber Posts/Balustrade/Handrail (if applic.)	Dulux (gloss exterior)	Vivid White
- Downpipes (PVC)	Dulux (low sheen exterior)	Match to wall colour (Tranquil Retreat against brick)
7 Letterbox (Pillarbox)	Dulux (low sheen exterior)	Vivid White

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Client Initial: \_\_\_\_\_ Client Initial: \_\_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

QUALITY  
RELIABLE  
PROFESSIONAL

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# EXPRESSION OF INTEREST

## PROPERTY/CONTRACT DETAILS

Address \_\_\_\_\_  
Land Price \_\_\_\_\_  
Build Price \_\_\_\_\_  
Total Price \_\_\_\_\_  
Holding Deposit \_\_\_\_\_ Balance Deposit \_\_\_\_\_  
Finance Period \_\_\_\_\_  
Settlement Period \_\_\_\_\_

## PURCHASER 1

First Name \_\_\_\_\_  
Middle Name(s) \_\_\_\_\_  
Surname \_\_\_\_\_  
D.O.B \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

## PURCHASER 2

First Name \_\_\_\_\_  
Middle Name(s) \_\_\_\_\_  
Surname \_\_\_\_\_  
D.O.B \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

## SMSF PURCHASING ENTITY

\_\_\_\_\_

ID. Attached	ID. Attached
Pre-approval Attached	ALC Shield
Holding Deposit Paid	

## TRUST ACCOUNT DETAILS

Name : \_\_\_\_\_  
BSB: \_\_\_\_\_  
Account No: \_\_\_\_\_  
Reference: \_\_\_\_\_

## PURCHASER SOLICITOR

Company \_\_\_\_\_  
Contact \_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

## PURCHASER FINANCE BROKER

Company \_\_\_\_\_  
Contact \_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

## SIGNATURES

Purchaser 1 \_\_\_\_\_  
Purchaser 2 \_\_\_\_\_  
Date \_\_\_\_\_





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*Taking the complexity out of home delivery.*

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