

# House & Land Package



## \$349,990

Lot490 Indigo Bend,  
Sunrise Estate, Wellard

- 300mm x 300mm tiling to wet areas
- Premium SMEG 900mm European cooking appliances
- VIP Dining Experience
- Glass pivot doors to showers
- Luxury toilet suites & china basins
- Flush fit pelmet garage door
- Soft closing cupboards throughout
- Luxury switches & power points
- 24 week Buildfast Guarantee
- Site Works allowance

Contact Nilay Shah Today

0421 785 344

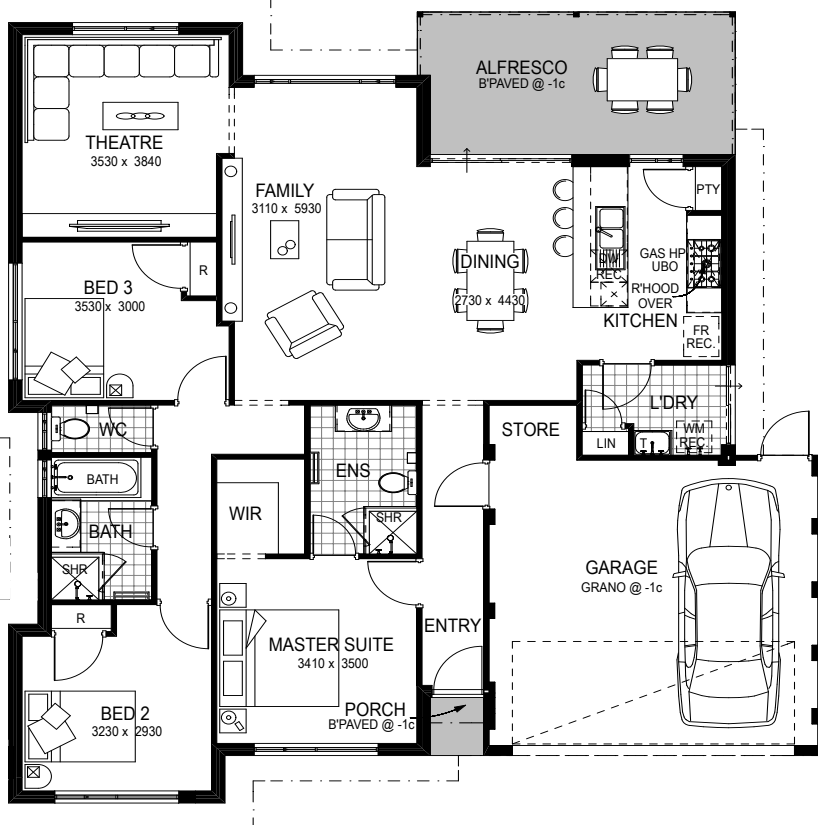
nilay@impressions.net.au



Impressions  
The Home Builder

MODEL NUMBER: 8107

180 sqm



# Dream Living Specification

## The inclusions that make a great impression.

When you build your new Dream Living Series home with Impressions you are not simply getting a house built by one of Perth's top home builders and a quality new home design - you are getting a home complete with an impressive list of standard inclusions.

### KITCHEN:

33mm square postformed laminated benchtops  
Stainless steel Zoe Aceros 1200mm double end bowl sink  
Comprehensive range of laminate colours from Laminex, Formica or Polyrey (from Builder's range)  
Laminated (facings) to Kitchen Cupboards  
Cupboard handles - select from our Designer range  
Smeg 900mm stainless steel gas hotplate  
Smeg 900mm stainless steel fan forced under bench oven  
Smeg 900mm canopy rangehood  
Dishwasher recess with cold water supply and a single GPO (where shown on plan)  
Zoe Lioni 4 star chrome sink mixer  
Soft closing doors and drawers

### INTERNAL:

Cove cornice throughout  
Gainsborough internal lever door handles (from Builder's range)  
Privacy locks to Bathroom, Powder, Master Suite or Ensuite  
Shelf and hanging rail to robes  
Linen Cupboard with 4 shelves (where shown on plan)  
Chrome floor wastes throughout

### GARAGE:

Remote controlled sectional Garage door (from Builder's range)  
Ceiling to garage lined with durasheet

### ADDITIONAL INCLUSIONS:

Lifetime Structural Guarantee (for original owner occupier)  
Lump Sum Building Contract  
Costs of Plan included  
Double clay brick construction  
Engineer designed slab and footings  
Choice of external clay bricks (from Builder's range) with cream rolled joints  
Insulation - minimum R4.0 batts to house and garage  
Metal corner beading to all high trafficable corners  
RCD Safety Switch to all lighting circuits and power point circuits  
6 month maintenance period  
Gas continuous flow hot water unit  
Double GPOs (where shown on plan)  
2 hard wired smoke detectors  
Two external garden taps  
White ant treatment  
Blue pine roof timber treated for protection against European House Borer  
Electrical consultancy assistance and individual electrical prestart  
Ample light points (positioned as shown on plan)  
Builder's Indemnity Insurance  
Essential Living package  
Painting specification includes ceilings, doors and door frames, woodwork, eaves, fascia and gutters, downpipes, gables and meter box

### ENSUITE AND BATHROOM:

33mm square postformed laminated vanity benchtops  
Cupboard handles - select from our Designer range  
Frameless mirrors with clips  
Zoe Kyra square inset basin with chrome overflow, plug and waste  
Framed clear glass pivot door and shower screen  
Excellent range of wall and floor tiles up to \$44/m<sup>2</sup> retail (from Builder's range)  
Tiling to shower walls at 2000mm high  
Ceramic soap dish to showers  
Zoe Lioni 4 star chrome basin mixer  
Zoe Dulcee 4 star chrome hand shower  
Zoe wall faced Moderna 4 star toilet suite with soft close seat  
Zoe 1500 series stainless steel double towel rails (where shown) and toilet roll holders  
Exhaust fans to Ensuite and WC

### EXTERNAL:

Harmony Habitat concrete roof tiles  
Colorbond slotted Federation gutters, fascia and downpipes  
Acrylic texture coat render (as indicated on plan)  
Aluminium window frames (from Builder's range) with vent locks to all windows and sliding doors  
Flyscreens to all aluminium opening windows and sliding doors  
Ceiling to Porch &/or Verandah lined with durasheet  
Ceiling to Alfresco lined with durasheet  
Estate paint grade entry door (from Builder's range)  
Gainsborough Governor entry door furniture with double deadlock  
Blokpave Easipave or Vistapave paving (from Builder's range) including:  
Paving allowance up to 30m<sup>2</sup> for Driveway  
Paving allowance up to 3m<sup>2</sup> for path from Driveway to front entry  
Paved Alfresco, Porch and/or Verandah area (to extent as shown of plan)

### SITWORKS AND SERVICES INCLUSIONS:

Site Inspection  
Site Contour Survey  
Building Licence and standard Water Authority application fees (excluding headworks and planning fees)  
10 metre sewer run  
6 metre water run  
20 metre allowance by Alinta Gas for Gas run (measured from front boundary to meter box)

### LAUNDRY:

Zoe Tilos 45L stainless steel trough with metal cabinet  
Zoe Lioni 4 star chrome sink mixer  
Zoe Lioni 4 star chrome washing machine taps  
Excellent range of wall tiles up to \$44/m<sup>2</sup> retail (from Builder's standard range)

### \* FIXED PRICE SITWORKS DISCLAIMER

Fixed cost siteworks are based on historical evidence for the suburb the home is being built in as collated in the Impressions siteworks manual. These costs only apply for green titled sandy, benched, flat level A class sites with a D10 footing detail, water, power and sewer provided in the Perth Metro area.  
Cost includes earthworks, compaction, stormwater removal, sewer, underground power, water and gas run ins.  
Any unforeseen costs, such as but not limited to removal of existing structures, buried material, tree removal and retaining are not included. Fixed Sitecosts do not include Bushfire Attack Level or Noise attenuation costings should they be required.

The land featured in this package is advertised by agreement between Impressions the Home Builder and the land developer and/or vendor. The land is not purchased from Impressions the Home Builder but from the land developer or an authorised agent. Impressions the Home Builder is not a reseller of land but a new home builder. Land and building will form separate contracts. Whilst this offer was relevant at the time of the insertion of this advertisement Impressions the Home Builder is unable to guarantee its availability at the time of enquiry, however all attempts will be made to keep information current. Our prices include a provisional sum for siteworks, which is indicative of the suburb in which the home is being proposed. This will only be fixed after receiving proper contour surveys and engineering details. Buildfast timeframe guarantee subject to terms and conditions. Landscaping is for illustrative purposes only and does not form part of the contract. The elevation and internal images are for illustrative purposes only. BC 6415

\*\* The listed price has the \$10,000 First Home Owners Grant already deducted. If you are not a first homebuyer, this discount will not apply.  
\*\*\*The listed price has Developer's rebate already deducted. Terms and conditions apply.

\* Design and specification are subject to compliance with Developer's covenants

\* Colour selections, design and specification are subject to a 6 Star assessment to meet minimum energy rating requirements

\* Our continuous product improvement program may result in the specification to change without notice to a product of equal or greater value

\* External renders may depict features and finishes that are nonstandard. Please refer to the plan and specification

\* Landscaping and colouring are for illustrative purposes only

\* Internal images are for illustrative purposes only