




ADVANCE
HOMES | BETTER BUILDING





*We're not about building houses,
we're about creating homes.*

Advance Homes was created over 8 years ago to give homeowners a true 'turnkey' home option. No hidden fees or charges, no extras or variations. An option where the advertised price actually reflects a liveable home with all of the inclusions.

Taking out the confusion, and deliberately difficult processes that volume builders create, our focus is on making the process transparent and focused on you, the homeowner. Simply turn the key in the door, decide where the furniture will go and start enjoying your new home.

Not only did we want our pricing and inclusions to be transparent, we wanted to create homes that compliment our client's lifestyles. Whether you are a family, first home buyer, down sizer or investor, we make sure that you aren't stuck with some boring, blocky, cookie cutter floor plan. We want your home to improve the way you live.

Turnkey Inclusions



Pre-Construction

- Engineers soil report & waffle slab design
- Council Building application fees (standard applications based on Local City Council excluding town planning, bonds, infrastructure levies, etc...)



Site Works - Foundations and Connections

- Site works including cut/fill and retaining walls as required to suit dwelling only
- Engineer designed waffle pod concrete slab & footings with control joints where applicable
- Termite treatment perimeter barrier where applicable
- Sewer & storm water connections to existing serviceable connection points (up to 6m long)
- Water connection from pre-tapped water main
- Constructed to N2 wind rating
- Up to class H slab design
- Up to 8m³ of rock removal



Energy Efficiency

- 6 Star Rated as per government regulations
- R4 ceiling batts to ceiling area (excluding garage and external roof area)
- R2.5 wall batts to external walls
- Wall wrap to external stud walls
- Gas boosted solar hot water system
- Gas ducted heating system
- Weather seals fitted to external hinged doors
- LED lighting to dwelling, fluorescent light to garage & double heat lamps to bathroom and ensuite, ducted exhaust fans to bathroom and ensuite.
- 5kw wall mounted split system reverse cycle air conditioner to main living area



Kitchen Inclusion

- Laminate finish cupboards with 20mm manufactured stone bench top to kitchen, in the standard Builders range of colours and door handles (includes overhead cupboards where applicable)
- Westinghouse 900mm wide stainless steel under bench oven
- Westinghouse 900mm wide stainless steel gas cooktop
- Westinghouse 900mm wide stainless steel canopy range-hood
- Westinghouse Freestanding stainless steel dishwasher
- 1 & ¾ bowl stainless steel kitchen sink with draining board
- Builder's range gooseneck chrome sink mixer
- Feature plaster bulkhead to kitchen overhead cupboards where applicable



Bathroom, Ensuite & Toilet

- Laminate finish vanities with 20mm manufactured builder's range stone bench tops
- 1850mm high clear laminated glass shower screens with powder coated aluminum frames
- White acrylic bath (size is home design specific)
- Handheld shower rose and rail to ensuite and bathroom showers
- Insitu tiled finish shower bases
- 900mm high polished edge mirrors fitted to the same vanity width as the vanity unit
- Chrome basin mixer
- Chrome metal double towel rails and toilet roll holders where applicable
- Dual flush vitreous china suite with standard seat
- White ceramic basins
- Double heat lamps to bathrooms with separate ducted exhaust fans
- Exhaust fan to bathroom, ensuite and windowless WC/Powder-rooms



LED Lighting



Split System



Stone
Bench Top



Westinghouse
900mm Wide
Stainless Steel
Appliances



Westinghouse
Stainless Steel
Dishwasher



2590mm Ceiling
Height

Floor Coverings

- Bathroom & Ensuite floors, 2000mm high to showers, 500mm above bath and 100mm skirting tiles
- Kitchen splash back to underside of overhead cupboards in builder's selection
- Toilet & laundry floors, 400mm splash back over laundry tub, 100mm skirting tiles
- Builders range hybrid vinyl flooring to kitchen, meals and family area as per plan
- Builders range carpet to bedrooms, robes and lounge as per plan



Bricks, Windows, Roof & Garage

- Select range of clay bricks from the Builders standard range
- Brickwork over all doors, windows (where applicable), painted cement sheet infill over garage
- Natural mortar with rolled joints
- Powder coated single-glazed aluminium windows in the standard Builders range of colours with clear glass. Obscure glass to wet areas.
- Powder coated aluminium fly screen to all openable windows and sliding glass doors
- Keyed window locks to all opening sashes and sliding doors
- Concrete roof tiles in the standard Builders range of colours and profile. Roof covering is subject to developers' approval where state covenants may dictate use of certain roof types.
- Auto Sectional garage door to the front façade of the Garage in the standard Builders range of colours including (2) handsets
- Colourbond fascia & gutter in the standard Builders range of colours
- Holland blinds to all windows and sliding glass doors (excluding wet areas)

Electrical

- Earth leakage and safety switch & circuit breakers
- Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest mains connection point (up to 8m)
- Minimum 2 double power point to each bedroom and lounge.
- Two (2) television points (complete with 5 lineal meters of cable and antenna)
- Smoke detectors (hard wired with battery backup)
- Pre-writing for two 1 phone point and 2 data points as per plan
- Up to 2 weatherproof bunker light fittings to rear exit doors (does not include alfresco)

Standard Internal Features

- 2590mm nominal ceiling height to ground floor
- Paint grade flush panel internal passage doors
- Chrome internal lever door furniture
- Door stops and catches throughout
- 75mm paint grade coved cornice, 67mm paint grade splayed architraves & 67mm paint grade splayed skirting
- Three coat wash & wear wall paint system to paint manufacturers standard specifications
- Three (3) coats to ceiling to paint manufacturers standard
- Paint grade flush panel sliding doors to robes, linen and storage cupboards as per plan
- Melamine shelf with hanging rail to robes as per plan
- Melamine shelving to linen, storage and broom cupboards as per plan
- Laminate cabinetry to laundry with 45 litre drop in laundry tub and tap mixer as per plans
- AAA Rated water saving shower heads/tapware

Standard External Features

- Paint grade external XN5 front door with clear glazing
- Tempered Hardboard External Hinged Doors to other External Doors if applicable
- Chrome tri-lock front entrance set to front door
- Entrance set to all external swing doors
- Three (3) coat external paint system to external trim and doors to Paint Manufacturers standard specifications
- External garden hose taps
- Colour-through concrete driveway and entry porch as per plan (up to 35m²)
- Colour-through concrete alfresco as per plan
- Fold down clothesline with colour-through concrete pad and path to laundry as per plan (up to 6m²)
- Landscaping to front and rear yard including garden beds, decorative aggregate and / or turf as per standard builder's layout
- Fencing side to rear boundaries including returns and gate to one side. Fencing is subject to developers' approval where estate covenants may dictate use of certain fencing types
- Feature pillar letterbox to complement house as per builder's standard range

Warranties

- Six months defects liability period
- Statutory 7 years structural guarantee



Holland Blinds



Landscaping to Front & Rear



Fencing Side to Rear Boundaries



Fold Down Clothesline



Pillar Letterbox



Powder Coated Aluminium Windows & Fly Screen

Kitchen

1 & 3/4 stainless steel kitchen sink with draining board and chrome sink mixer

Holland blinds

Sliding windows with keyed locks and fly screens

Overhead cupboards

Westinghouse stainless steel appliances
- Canopy range-hood
- Gas cooktop
- Under bench oven

Splashback to underside of overhead cupboards

LED Downlights



Three coat wash & wear wall paint system

Westinghouse stainless steel dishwasher

Hybrid flooring

Laminate finish cupboards

20mm Smartstone Stone Benchtops

Bathroom

Clear laminated glass shower screens with powder coated aluminum frames

Lift off shower rose and rail

900mm high polished edge mirror

Double heat lamps with separate ducted exhaust fans

Sliding windows with obscure glass and keyed locks



Chrome metal double towel rails

Insitu tiled finish shower base

450mm x 450mm ceramic tiles

20mm Stone Benchtops

White ceramic above counter basins with chrome basin mixer

White acrylic bath

Facade

Awning windows with keyed locks and fly screens

Concrete roof tiles

Colourbond fascia, gutter and downpipes

450mm Eaves to front facade

LED porch down light



Render

Clay brickwork with natural mortar and rolled joints

Coloured concrete driveway and entry porch

Slimline auto garage door with 2 handsets

Feature entry door with side light
Chrome lever set with tri locking system and deadlock

Feature pillar letterbox

Landscaping

Barkchip + Plants including Irrigated Watering System

Turf

Crushed Rock Perimeter

Fold down Clothesline

Concrete Pathway from Laundry to Clothesline

Timber Fencing

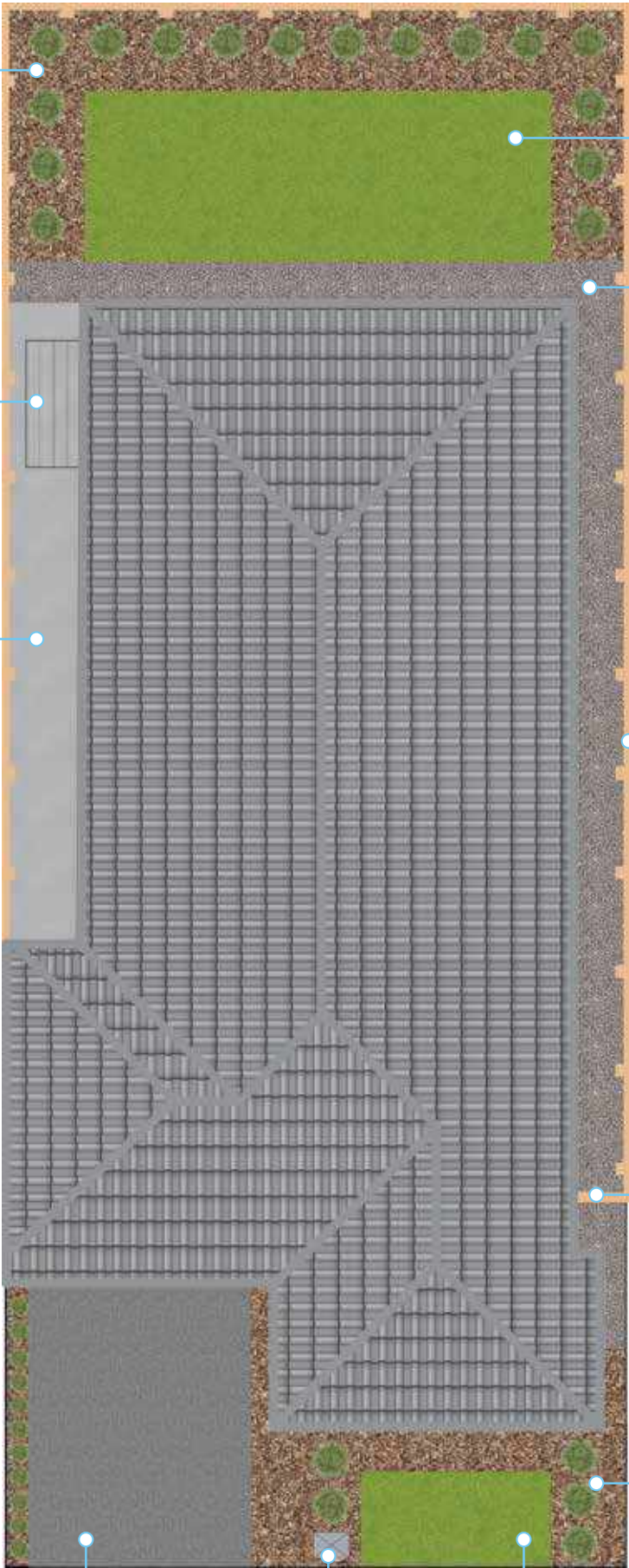
Side Gate

Barkchip + Plants including Irrigated Watering System

Driveway

Letterbox

Turf



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