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LOT 45, TABOURIE WAY

ANKETELL WA 6167

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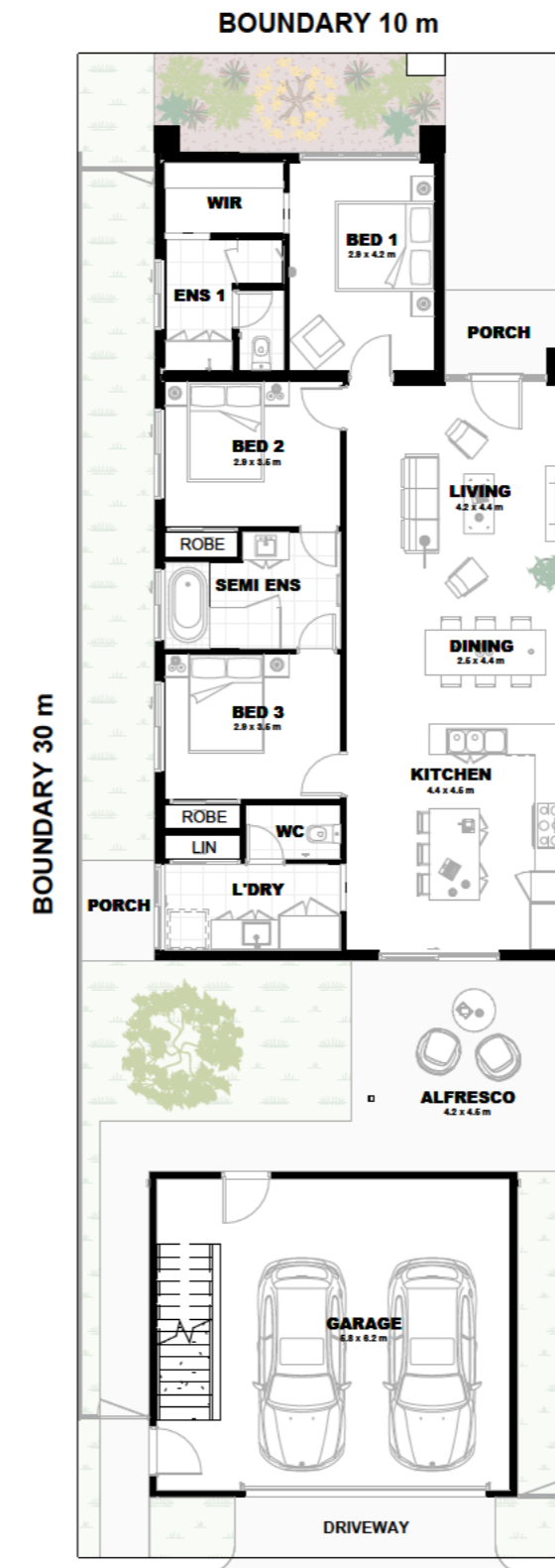
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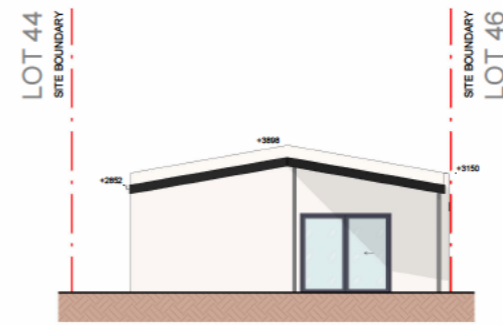
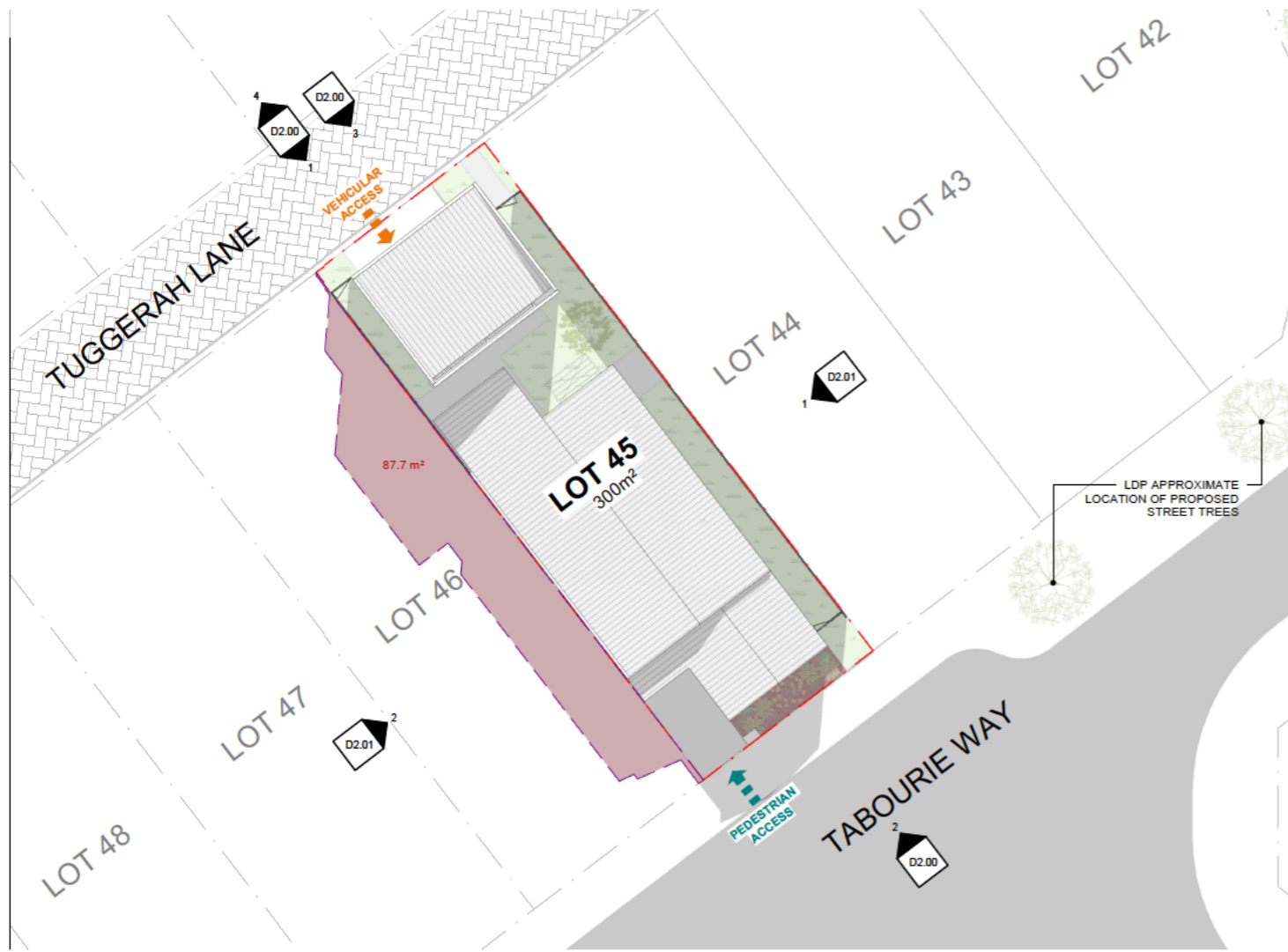
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KEY STATS

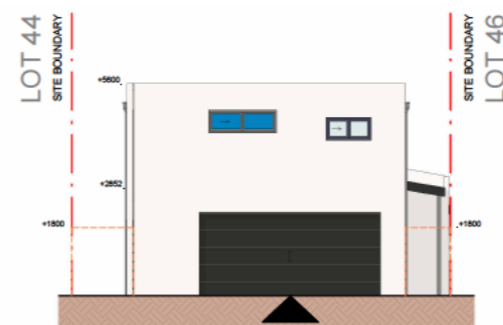
| | |
|--------------------------|-------------------|
| Land Size | 300m ² |
| Building Area inc Garage | 211m ² |
| Alfresco + Porch | 24m ² |
| Total Area | 235m ² |



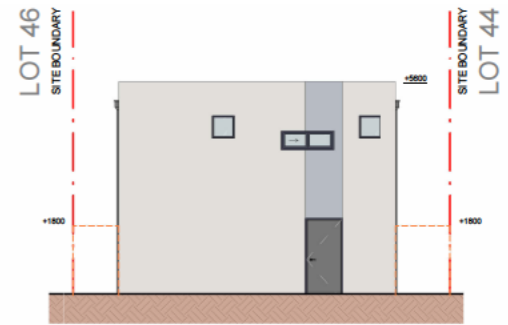
North Elevation



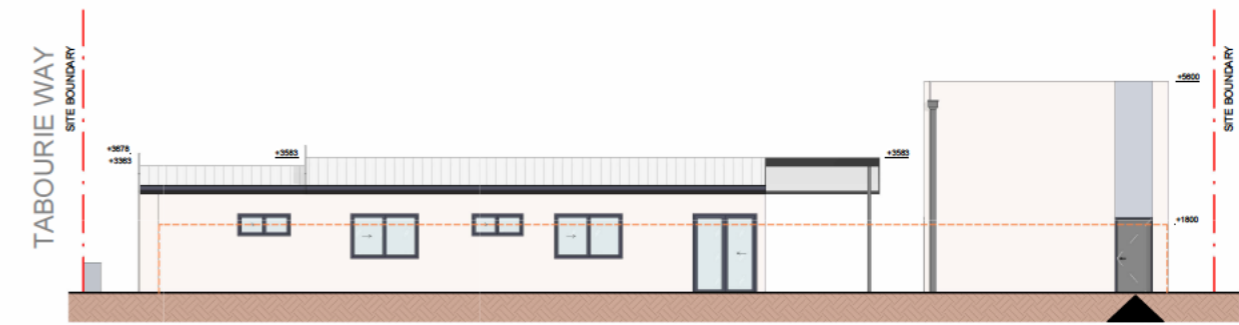
South Elevation



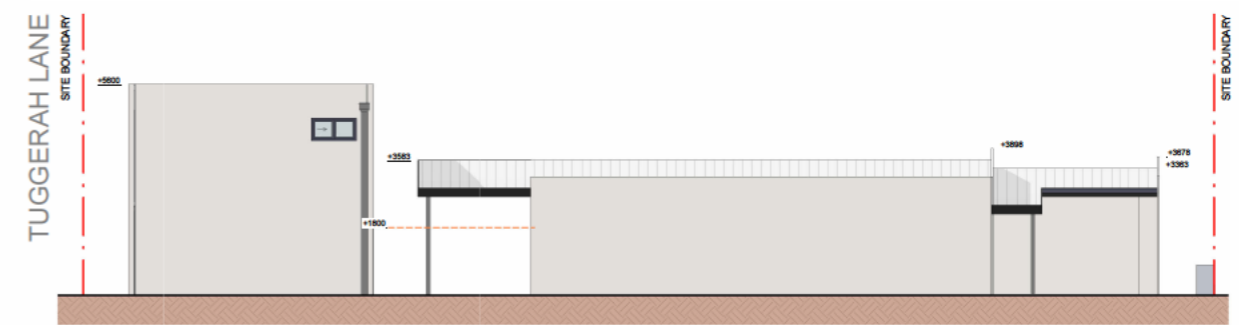
Garage North Elevation



Garage South Elevation



East Elevation



West Elevation

SPECIFICATION

STANDARD INCLUSIONS

| |
|---|
| Home Owners Indemnity insurance |
| H.I.A. fixed Building Contract |
| 7 star NatHERS rating home |
| 6 month maintenance period |
| Re-peg to site (to new subdivisions) |
| Contour survey completed on your block |
| Building Permit and Water Corporation application fees included |
| Termite treatment and certificate |
| Concrete construction |
| 5°-15° roof pitch |
| Roof panel with R4.0 ceiling insulation to home including garage |
| Painting specification includes internal walls and doors |
| 2.7m high ceilings |
| Gyprock lining to all internal walls (excluding garage and wall tiling areas) |
| Vinyl plank floor covering (4.5mm thickness) fixed with pressure sensitive adhesive |

EXTERNAL FINISHES AND MATERIALS

| |
|--|
| Acrylic render to front elevation |
| Insitu concrete to driveway, verandah, alfresco, laundry access area and pedestrian access path around perimeter of dwelling |
| COLORBOND® metal roof range, fascia, downpipes and slotted gutters |
| Storm proof slotted gutters |
| Downpipes to be pre-finished or painted zincalume |
| Single cylinder with release snib dead locks to all external doors |
| Quality powder-coated aluminium sliding glass doors and windows fitted with standard secure door lock |
| Flyscreens to all aluminium opening windows and sliding doors |

GARAGE

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| Double garage with 2.7m ceiling and concrete hardstand |
| Auto roller door with 2 controllers to garage |
| Up to 4.5m long full width concrete driveway, porch, alfresco |
| Centrally located LED batten light fitting |

ENTRY

| |
|---|
| 2.1m x 1000mm wide door and frame to front entry with pull handle entry set on front door |
| Provision of one DGPO |
| External light fittings and sensor lights to front entry doors |

BEDROOMS

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|--|
| Mirror sliders to bedroom robes, built-in shelving with white lined shelves and laminate finish and colour |
| Master bedroom to have split system air conditioning |
| Master bedroom to have 2 DGPOs with USB to accommodate other bedroom furnishings |
| Master bedroom to have LED recessed down light fittings |
| Secondary bedrooms to have 2 DGPO's positioned to accommodate 2 bedside lamps |
| Secondary bedrooms to have ceiling fan with light |

LIVING

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| 2.1m high aluminium 2 panel stacker sliding door to living/alfresco |
| Dedicated capacity within switchboard for installation of split system air conditioning to living areas |
| 1 x data and telephone point adjacent to DGPO and TV location |
| 1 x TV aerial outlet – individual aerial or MATV system provided adjacent to DGPO |
| 4 DGPO's |
| LED recessed down light fittings at 2 metre spacings |

KITCHEN

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| High-pressure laminate benchtops |
| Kitchen island and cabinets |
| ABS edges to laminated cupboard doors and drawers and standard finish laminate kickboard |
| All tapware and fittings to be chrome plated level handled mixer tap (hot and cold) |
| Glass splashback at 700mm height above benchtops |
| Pot drawers and overhead cupboards |
| Laminate pantry with 4 white lined shelves with pull handles to all cupboards, pantry doors |
| 900mm stainless steel electric fan forced multi-function electric oven |
| 4-zone ceramic glass electric cooktop |
| Retractable stainless steel rangehood integrated into overhead cupboards above cooktop with removable filters and flued externally |

SPECIFICATION

BATHROOM

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| Wall tiles to 2000mm in shower recess, and provision of separate chrome plated floor waste |
| Ceramic tile floor finish (slip resistant) |
| High-pressure laminate benchtops with vanity cabinet |
| Laminate finish to bathroom vanity cabinets with HMR board to all cabinetwork and ABS edging to all cupboard doors |
| Pull handles to all cabinets and drawers |
| Towel rail, toilet roll holder and exhaust fan. Exhaust fan operated with wall switch and flued to outside air with self-closing mechanism |
| Aluminium framed clear glazed fixed shower screen panels and hinged door (with chrome fittings) |
| Frameless full vanity width mirror |
| Hobless showers |
| 1675mm long bath to bathroom |

LAUNDRY

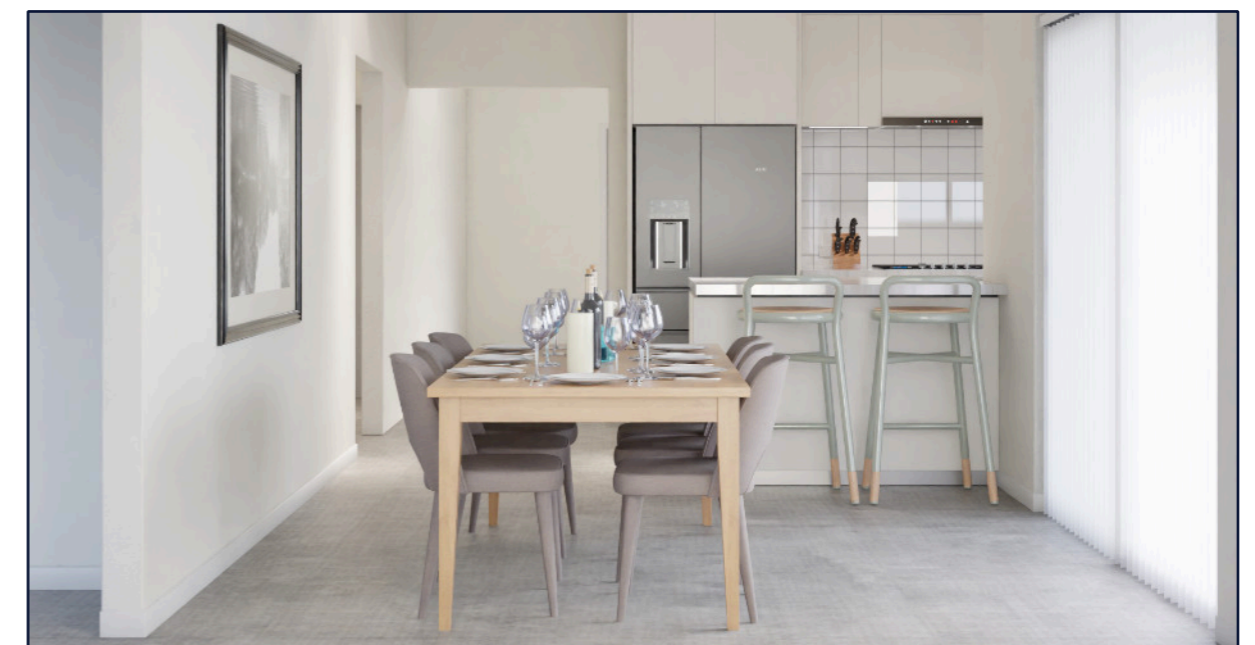
| |
|---|
| Wall tiles at 450mm height above benchtops |
| Ceramic tile floor finish (slip resistant) |
| High-pressure laminate benchtops |
| Laminate finish to cabinets with HMR board to all cabinetwork and ABS edging to all cupboard doors |
| Pull handles to all cabinets and drawers |
| 42 litre stainless steel laundry trough with steel cabinet under or inset laundry trough in benchtop with cabinets under benchtop |
| Automatic washing machine taps |
| Chrome plated floor wastes |

ALL INTERNAL ROOMS

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| Full painting to internal walls, doors and door frames and wooden surfaces |
| Protective metal corner beading strips to all corners |
| Skirting installed throughout dwelling with paint finish |
| All internal doors have a clear open width of 820mm and height of 2100mm |
| Door buffers to all internal hinged doors, floor or wall fixed |
| Window treatments to all windows and sliding doors (including laundry) except wet areas and WC |

SPECIFIC FIT OUT AND EQUIPMENT

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|--|
| 6 star gas continuous flow 26L hot water system |
| Antennae |
| Separate meters for common services i.e. power, security lighting and reticulation of common areas |
| NBN Network Systems and Telecommunications provisions |
| Hardwired smoke detectors with photoelectric, non-removable battery (with 10-year battery life) |
| Lock and viewing panels to both meter boxes |
| Letterbox |
| Clothesline |
| New boundary fencing for the full perimeter of the site |
| Retic connections |
| Front and rear external garden taps |



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Please note: The from price indicated on this document is based on the current market price for the land and the standard inclusions listed in the brochure.

Pricing may also be subject to change due to circumstances out of NXT Builds Pty Ltd's control (such as fluctuation in land cost and any other costs associated with the land) and if any variations are made to the standard floor plan and/or inclusions.

NXT Builds Pty Ltd does not own the land, nor does NXT Builds Pty Ltd claim to own the land advertised as part of this package. NXT Builds Pty Ltd have obtained permission from the land owner to advertise this lot as part of a house and land package and a separate contract of sale for the land will need to be prepared by the seller of the land.



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