

# INSPIRE

## *inclusions*

### EXTERNAL

Bricks	Extensive range of Austral bricks (Everyday Life Range)
Frames & trusses	TRUECORE Steel frame and Trusses
Roof	Colorbond Roof
Windows	Quality domestic aluminium windows
Fascia/gutter	Colorbond
Termite	Termite protection

### KITCHEN

Cabinetry	Laminate kitchen and benchtop
Handles	Metal handles from builders range
Sink	Stainless steel one-and-a-half bowl sink
Tapware	Phoenix Ivy Tapware
Appliances	60cm cooktop, oven and rangehood

### ENSUITE/BATHROOMS

Waterproofing	Waterproofing seal to all wet areas to BCA requirements
Cabinetry	Duraplex Blush Vanities
Mirror	Aluminium framed mirror over vanity
Bath	Caroma Maxton
Shower screens	Pivot framed shower screens
Accessories	Phoenix Ivy
Exhaust fan/light	Included
Tapware	Phoenix Ivy tapware
Toilets	Stylus Prima PRI400SC close coupled toilet suite
Floor waste	Chrome floor wastes

### LAUNDRY

Sink	Everhard 45L stainless steel laundry tub with white cabinet
Tapware	Phoenix Ivy tapware

### DOOR FURNITURE

Front entry	Gainsborough TradePro door handle
Laundry	Gainsborough TradePro door handle*
Internal	Gainsborough G4 Series Liana

### HOT WATER SYSTEM

Hot Water System	Rheem Metro Max 26 continuous flow
------------------	------------------------------------

### INTERNAL

Ceiling heights	2440mm high ceilings
Walls & ceiling	Plasterboard to walls & ceilings
Cornices	90mm cove
Skirting/architraves	67mm architrave, paint grade
Shelving	Melamine shelving
Staircase	Timber top rail with wrought iron*

### DOORS

Front doors	Hume Linear Range – XLR130
Laundry	Redicoat exit door*
Internal	Flush panel hinged door
Garage doors	Sectional panel lift door

### WET AREA TILES

Ensuite, bathroom, w.c tiles*^	Floor tiles, 2.0m high tiles to shower, skirting tiles to perimeter
Kitchen tiles^	Kitchen splashback to underside of rangehood
Balcony tiles*^	Include floor & skirting tile
Laundry tiles^	Floor, skirting and splashback tiles

### ELECTRICAL

Lighting	1 light point per room
Power points	1 double power point per room
Television	2 x TV point
Telephone	1 x phone point to kitchen

### PAINT

Internal walls	3 coats of a Dulux brand low sheen acrylic
Internal woodwork	1 coat undercoat & 2 coats gloss enamel with a Dulux brand

### INSULATION

Wall insulation	R 2.0 to external walls (excluding garage)
Ceiling insulation	R 3.0 to ceiling (excluding garage, alfresco & porch)



FAIRMONT  
HOMES NSW

(02) 4601 1981 | [sales@fairmontnsw.com.au](mailto:sales@fairmontnsw.com.au)

## VISIT OUR DISPLAY HOMES

Calderwood Valley  
Display Village  
Celestial Grande 44  
Santorini 27  
**CALL 02 4263 9744**

Homeworld  
Leppington  
Balmoral 42  
Parkview 27  
**CALL 02 4601 1981**

Oran Park Town  
Display Village  
Monaco 37  
Avalon 30  
**CALL 02 4601 1981**

Homeworld  
Marsden Park  
Bellevue 36  
Colloroy 25  
**CALL 02 4601 1981**

DISCLAIMER - Fairmont Homes NSW reserves the right to change prices without notice. 1: Site Costs are for an 'M' Class slab with up to 1m fall over block with standard piling. Excludes piling upgrade, rock removal, import/export of fill, dropped edges or additional council/statutory requirements. All subject to soil test, survey and contour plan. 2: BASIX costs include all energy and water saving measures, 3000L slimline water tank. 3: based on a 5.5m garage setback. All designs will be suited to each façade as best as possible. Please note, some facades may not fit to each design. Speak to your sales consultant for more information. Prices have been calculated in face brick and tiled roof. Prices effective of 1st March 2020. Images are for illustrative purposes only and may depict upgraded items or items not available by Fairmont Homes NSW including but not limited to landscaping, furniture, fencing etc. \* only if applicable ^ allowance of Fairmont Homes NSW 'Silver Range'.