



PRESTIGE INCLUSIONS

Create Beautiful
Memories Everyday

A Journey With
Dhursan Construction

mre

McLaren
Real Estate

A modern living room interior featuring light blue walls and white built-in shelving. The room includes a large, light-colored sofa, a dark wood coffee table, and a large, modern light fixture. The ceiling is white with recessed lighting. The overall design is clean and contemporary.

INTERNAL

A TOUCH OF LUXURY

Real Comfort,
Visual And Physical,
Is Vital To Every Room



A Spacious 2700mm High Ceilings To Ground Floor And 2460mm High Ceiling To First Floor Of Double Storey Designs

B Linear 90mm Cornice Throughout Home (Excludes Bathroom, Ensuite, Powder Rooma And WC)

C Corinthian SPLA6 67mm x 18mm Half Splayed Pine Painted Architraves And Skirting

D Taubmans Endure Three Coat Painr System To Internal Walls

E Stained Timber Handrail And Newel Posts With MDF Riser And Treads For Laminated Timber Or Carpet Finish And Metal Baluster

G 460mm Wide Bank Of 1x Three Drawers And Three Shelves to Bedroom Wardrobess

F White Melamine Fixed Shelf And Chrome Hanging Rail To WIR And Badroom Wardrobes. 2 x 2040 Mirror Sliding Doors To 3 Bedrooms

H 2 x 2040mm Sliding Door To Family And Balcony

I Daikin Ducted Revise Cycle Aircondition

J Provide 600x600mm Tile/Laminated Timber Flooring to Entry, Lounge, Living, Kitchen, Walk-in-Pantry And Dining (Ground Floor) Provide Wall To Wall Quality Carpet To Staircase And First Floor





KITCHEN

**We Design Our Kitchen To Be Functional
And Modern To Serve You With Top
Quality Finishes.**



- A** 40mm Quantum Quartz Stone Benchtops From Standard Range
- B** Polyurethane To Kitchen Bench And Overhead Cupboards With Soft Close Action To Drawers And Cabinet Doors
- C** Designer Pull Out Kitchen Sink Mixer Tap
- D** Polyurethane Bulkhead Above Overhead Cupboards
- E** Pot Drawer Below Microwave
- F** Designer Splash-Back Glass To Underside Of Overhead Cupboards
- G** Splashback Window (On Selected Designs)
- H** Double Bowl Under Mount Sink
- I** 4 Rows Of Solid Melamine Shelving For Walk In Pantry (When Shown On Plans)
- J** Fridge Provision with Water Connection And Overhead Cupboard
- K** F&P 900mm Freestanding Cooker, Dual Fuel, 90cm, 5 Burners (OR90SCG1X1)
- L** F&P 900mm Integrated Insert Range-hood (HP90IDCHX3)
- L** Freestanding Dishwasher (DW60FC2X1)

Fisher & Paykel



BATHROOM

A Place Of Privacy, For Refreshing Socking
And Unwinding. A Unique Place For
Few Minutes Peace,
The Best Seat In The House.





A Chrome Semi-Frame-Less Shower Screen

B 20mm Quantum Quartz Stone Finish Bench-Tops To Wall Hung Vanity

C Polyurethane To Vanity Cupboard With Soft Close Action To Drawers And Cabinet Doors

D Oval 400 Top Mount Basin With Chrome Pop-Up Waste And Tall Stylish Chrome Single Lever Mixers To Vanities

E 6mm Polished Edge Mirrors With One Row Of Tiles Between Vanity And Underside Of Mirror

F Rimless Toilet Suite With Soft Close Action Seats

G Deluxe Free Standing Bathtub Up To 1700mm Length (Main Bathroom Only)

H 200mm Square Chrome Rainfall Twin Shower Station Top Water Inlet



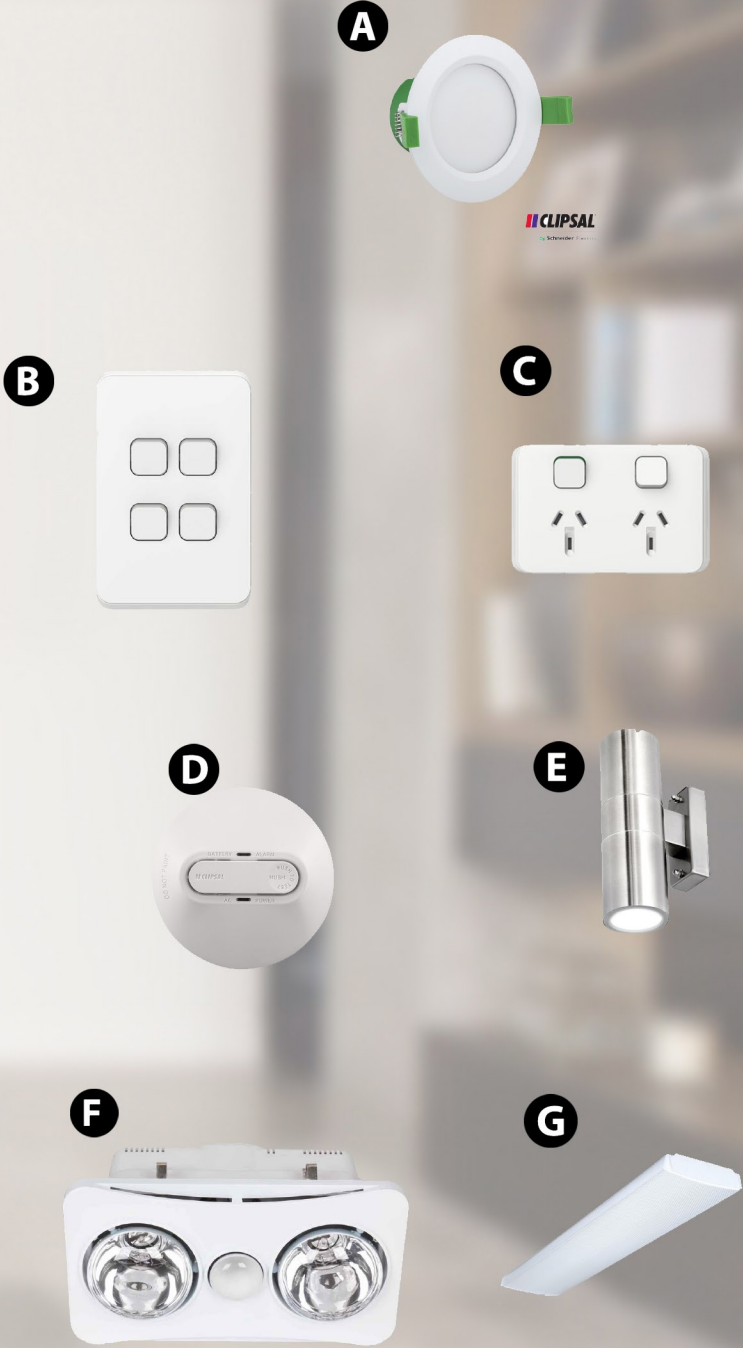
- A** 200mm Square Chrome Rainfall Twin Shower Station Top Water Inlet
- B** Plush Chrome Tall Basin Mixer
- C** Round Swivel Sink Mixer
- D** Large Drop In Laundry Tub 600L X 500W X 250H
- E** Chrome Wall Mixer Bath Spout
- F** Chrome Wall Mixer For Shower
- G** 600mm Double Towel Rail
- H** Round Hand Towel Ring
- I** Chrome Toilet Roll Holder
- J** Bathroom Vanity Counter Bench Top Basin Wash Bowl
- K** Rheem 26L Gas Continuous Flow With Recess Box
- L** Slimline Rainwater Tank (Subjected To BASIX)



ELECTRICAL INCLUSIONS



- A Clipsal LED Ceiling Down Lights Throughout The House (Up To 50)
- B Clipsal Iconic Series Swiches Throughout The House
- C Clipsal Iconic Series Power Points (Up To 35 Including Out Door And Indoor)
- D Clipsal 2x Smoke Detector Fire Alarm
- E 2 Light Up & Down Wall Bracket In Marine Grade Stainless Steel
- F Sunshine 3-in-1 Fan, Light Anf Heat Lamp To Ensuite And Bathrooms
- G LED Light To Garage
 - Earth Leakage Safety Switches To Meter Box
 - Circuit Breakers To Meter Box



ALFRESCO INCLUSIONS



- A Provide Sliding Door To Rear Of Living or Dining
- B Provide 1 Gas And 1 Power-Point
- C Provide Covered (Roof Over) Alfresco With Recessed Ceiling
- D Provide Tiles To The

LAUNDRY INCLUSIONS



- A Quality Laundry Cabinetry With Stone Bench Top And 45 Liter Stainless Steel Sink With Mixer
- B Tiled Splash Back Above Bench Top (1 Tile Height), Skirting Tile To Be Installed To Rest Of Laundry Walls (1 Tile Height)

EXTERNAL FACADE

There Are Several Features
That Will Appeal To
Homeowners Seeking The
Feeling Of Grandeur.





A T2 Blue Termite Protected Structrel Pine Framing And Roof Trusses

B Boral Concrete Roof Tile With Macquarie, Contour And Slimline Profile Roof Tile With 22.5 Pitch (Subject To Design)

C Translucent Glazing To Bathroom, Ensuite, Powder Room And WC Windows

D Dhursan Construction Exlusive Range Austral And PGH Bricks From For A Brick Veneer Construction

E Maintenance Free Fascia And Gutter

F Glass Balustrade To Balcony (Subject To Design)

G Acrylic Render To Front Pillars

H 6mm Thick Glass To Aluminum Windows And Sliding Doors

I Colour Concrete Driveway



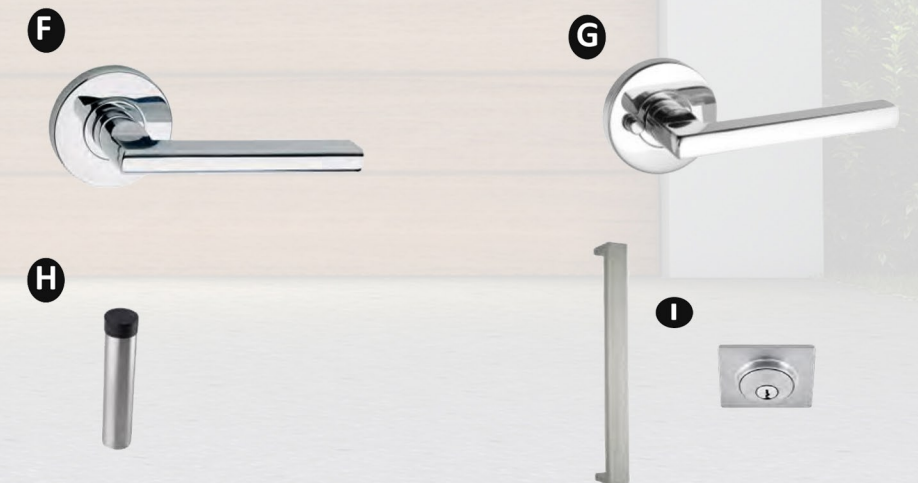
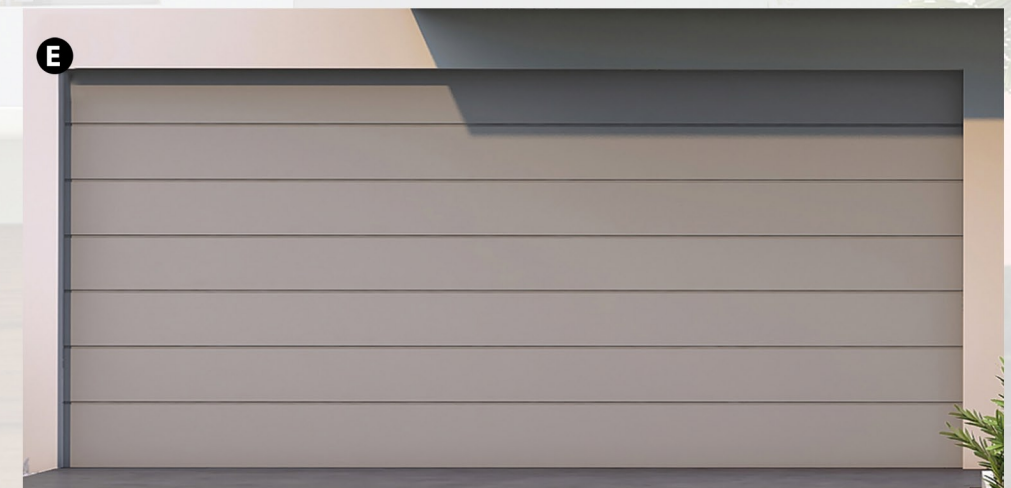
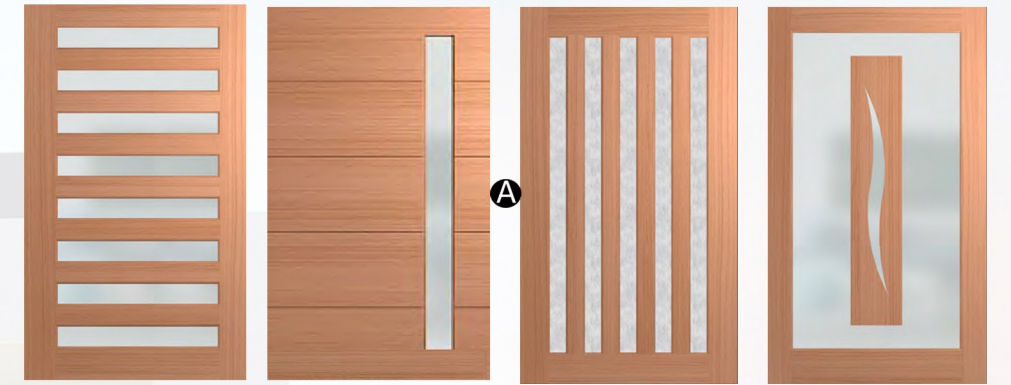
DOORS & DOORS HANDLES

The feel grand when your house
have luxurious doors



- A** 2340mm x 1200mm High Stained Front Entry Door With Obscure Glass
- B** Solid Timber Frame With Full Glass To Pantry
- C** Solid External Door With Half Duracote Clear Glass
- D** Corinthian 2040mm Flush Pre-hung Hollow Core Door With Paint Finish
- E** Panel Lift Garage Door With 2 Remote Controls And A Wall Mount
- F** Gainsborough Angular Passage Set Door Handles
- G** Grainsborough Angular Internal Privacy Set Door Handles To Bathroom, Ensuite, Powder Room, WC And Master Bedroom
- H** 75mm Wall Stops With Rubber Buffer in Satin Stainless Finish To All Internal Access Doors
- I** 600mm Chrome Back To Back Pull Handle With Gainsborough Smooth Square Double Cyclinder Deadbolt And Gainsborough Heavy Duty Roller To Front Entry Door

Gainsborough
ENTER WITH STYLE™



Kitchen Appliances

- Fisher And Paykel 900mm Stainless Steel Free Standing Cooker With Electric Oven
- Fisher And Paykel 900mm Under Cupboard Ducted Rangehood
- Fisher And Paykel Stainless-Steel Dishwasher
- Provide Provision For Microwave

Benchtop And Cabinetry

- 40mm Stone To Kitchen Bench-top
- Polyurethane to Kitchen Cabinet And Overhead Cupboards
- Soft Close Action To Drawers And Cabinet Doors Pull Out Kitchen Sink Mixer Tap
- Designer Splash-back Glass/Window To Underside Of Overhead Cupboards

Pantry And Fridge

- Timber Hinge Door As Shown On Plans
- 4 Rows Of Solid Melamine Shelving For Walk In Pantry (When Shown On Plans)
- Fridge Provision With Water Connection And Overhead Cupboard

Laundry

- Quality Laundry Cabinetry With Stone Bench Top And 45 Liter Stainless Steel Sink With Mixer
- Tiled Splash Back Above Bench Top (1 tile height), Skirting Tiles To Be Installed To Rest Of Laundry Walls (1 Tile Height)

Electrical

- 3 Television Points
- 2 Telephone Points
- LED Ceiling Down Lights Throughout The House
- LED Ceiling Light To Garage
- 2-Way Switch On Staircase And Hallway
- 2 Up-Down Light On Front Façade Of House
- 3 Breakfast Light Provision Over The Kitchen Island
- Sunshine 3-in-1 Fan, Light, Heat Lamp to Ensuite and Bathrooms
- Two (2) Smoke Detectors
- Earth Leakage Safety Switches To Meter Box
- Circuit Breakers To Meter Box

Bathroom & Ensuite

- 20mm Stone Bench-Tops To Wall Hung Vanity
- Designer Ceramic Bowls
- Soft Close Action To Drawers
- Chrome Plug And Waste To Outlets
- Polyurethane To Vanity Cupboards
- Stylish Chrome Single Lever Mixers To Vanities, Bathtub And Showers
- Modern Rimless Toilet Suite With Soft Close Action Seats
- Tiled Shower Niche To En-suite and Bathrooms
- 2 In 1 Dual Hand Held Multi Function Shower Head Set
- Frame-less Polished Edge Mirrors 600mm wide
- Deluxe Free Standing Bathtub Up To 1700mm Length (Main bathroom only)
- Semi Frame-less Shower Screen With Pivot Door (Clear Toughened Safety Glass)
- Chrome Double Towel Rails, Rings And Toilet Roll Holders
- Chrome Single Lever Mixers

Safety Security

- Burglar System
- Remote Control To Panel Lift Garage Door
- Video Intercom Bell

Main Entrance Door

- Hinged Sunburst Entrance Door 1200mm x 2400mm With Obscure Glass
- Modern Push & Pull Handle With Lock

Air Conditioning

- Provide Ducted Daikin Air Conditioning With 2 Zone And 2 Controller

Internal

- 2700mm Height To Ground Floor And 2450mm To First Floor In Lieu Of Standard
- Walk In Robe With 1 Set Drawer And Shelves And 2 Sliding Mirror Robes With Single Shelve To Other Bedrooms

External

- Engineer Designed 'M' Class Concrete With Waffle Pod Slab On Ground
- Engineered H2 Treated Timber Frame And Roof Yrusses
- Face Brick From PGH Or Austral With Off White MortarDHURSAN "Prestige"Range
- Boral Roof Tiles From DHURSAN "Prestige" Range
- Maintenance Free Metal Fascia And Gutter

Balcony

- Frame-less Glass Balustrade To External Balcony As Per The Plan

Alfresco

- Provide Sliding Door To Rear Of Living/Dining
- Provide 1 Gas and 1 Double Powerpoint
- Provide Covered (Roof over) Alfresco With Recessed Ceiling
- Provide Tiles To The Concrete Slab

Flooring And Wall Tiles

- Full Height Tiling To Entire Bathrooms DHURSAN "Prestige"Range
- Provide 1 Height Tile Skirting To WC/Powder Room
- Ceramic Floor Tiles To Entry, Lounge, Living, Kitchen, Walk-In-Pantry And Dining
- Wall To Wall Carpet Or Laminated Timber To Staircase And First Floor - DHURSAN "Prestige" Range

Other Essentials

- BASIX Assessment And Fees
- Fire Retardant Sarking To Underside Of Roof Tiles
- Decorative Slimline Tainwater Tank (Size To Be Determined As Per BASIX)
- Ceiling Insulation R3.5
- Wall Insulation R2.0
- 1 Gas Bayonet Point To Living Area
- Six Star Rated Rheem Continuous Flow Gas Hot Water System

Staircase And Staircase Balustrade

- Timber Handrail (Stained) With Vertical Metal Balustrade, MDF Treads And Risers (For Carpet Or Balcony Laminated Timber Floor)

Paint

- Taubman's Three Coats Paint System To Walls And Two Coats Ceilings
- 2 Feature Walls (One Colour)

Driveway

- Coloured Concrete Driveway

DISCLAIMER: Photographs & Graphic impressions are representative only to finishes available and may not reflect the finish to the standard design and may also depict fixtures, finishes & features not supplied by Dhursan Construction such as, but not limited to, landscaping & outdoor features, furnishing, decorative items, window furnishing . Dimensions are approximate only and may vary according to façade. Dhursan Construction reserves the right to revise specifications, inclusions, materials and suppliers without notice. Dhursan Construction Pty Ltd ABN 63 634 408 254 Lic.No 341107C

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