

*Our Inclusions  
entry - premium - luxury*



*[www.waynegrahamconstructions.com.au](http://www.waynegrahamconstructions.com.au)*

# Exterior

	Entry	Premium	Luxury
Facade	Std	Upgraded	Upgraded
Class 'M' Waffle Pad and termite treatment	✓	✓	✓
Brick and Tile - N2 wind rating (colorbond upgrade available)	Std	Std	Luxury
Colorbond fascia, spouting & downpipes, quad guttering	✓	✓	✓
Aluminium sliding windows	✓	✓	✓
Fly Screens		✓	✓
2 x Garden hose taps	✓	✓	✓
Outdoor living - natural concrete floor	✓	✓	✓
Automatic garage door with 2 remotes, hardwire control button	✓	✓	✓
Entrance door including handle set and deadbolt	Std	Premium	Luxury

# Kitchen

	Entry	Premium	Luxury
Pot Drawers		✓	✓
Soft Closers, full drawer extension, bulkhead above cupboards			✓
Pantry Shelving	Painted	Melamine	Melamine
Benchtop	Laminate	Stone	Stone
Stainless steel rangehood, cooktop & oven, standard dishwasher provision	600 Std	900 Prem	900 Lux
Laminate colour range	Std	Prem	Lux
Sink, handles and tapware range	Std	Prem	Lux
Splashback	Tile	Tile	Lux

# Bathroom

	Entry	Premium	Luxury
Tile Range	Std	Std	Lux
Tapware	Std	Std	Lux
Shower	Semi-Frame	Semi-Frame	Frameless
Mirror	Framed	Frameless	Frameless
Basin	Std	Std	Lux
Benchtop	Laminate	Stone	Stone
Laminate colours	Std	Std	Lux
Bath	Std	Std	Lux
Toilet roll holder	Std	Std	Lux
Towel Rail	Std	Std	Lux
Tile Wall Height	2100 Shower 1000 Bath	2100 Shower 1000 Bath	Floor to Ceiling

Std - Standard Range Prem - Premium Range Lux - Luxury Range





# Bedroom

	Entry	Premium	Luxury
Carpet & Underlay	Std	Std	Std
Vinyl sliding doors	Vinyl	Vinyl	Mirror
Hanging Rail & Shelf	✓	✓	✓



# Laundry

	Entry	Premium	Luxury
Tiled Splashback	✓	✓	✓
Laundry Trough 45L	✓	✓	✓
Tapware and handles	Std	Std	Lux
Tiles	Std	Std	Lux
Benchtop	Laminate	Laminate	Stone
Cupboards Colour Range	Std	Std	Lux



# Interior

	Entry	Premium	Luxury
Plaster 10mm, WR to wet areas	✓	✓	✓
Painting - 3 Coat System	✓	✓	✓
Ceiling Insulation	✓	✓	✓
Ceiling height	2440mm	2440mm	2750mm
Cornice	Cove	Cove	Cove
Flooring			
Excluding Bedrooms, Garage & Wet Areas			
Timber Laminate Flooring	C	C	C
Tiles	C	C	C
Garage - Natural Concrete Finish	✓	✓	✓

C - Choose from range of options in package  
 Std - Standard Range  
 Lux - Luxury Range



# Services

	Entry	Premium	Luxury
Fixed Price Contract	✓	✓	✓
Plans specifications, soil test, permits and insurance	✓	✓	✓
Maintenance period	3mths	3mths	3mths
Energy Report	✓	✓	✓
<b>Hot Water</b>			
Electric Hot Water System (250L 3 bed, 315L 4 & 5 bed)	✓	✓	✓
Solar Hot Water / Gas Hot Water 135 Litre			
<b>Electrical</b>			
<b>Points</b>			
Double power points throughout	✓	✓	✓
Single power points to appliance positions	✓	✓	✓
<b>TV Points</b>			
Lounge	✓	✓	✓
Master Bedroom		✓	
All Bedrooms			✓
Additional Living Areas		✓	✓
Phone	1	2	2
USB Charging Point (Double)			1
<b>Data Points</b>			
Study / Study Nooks		✓	✓
Bedrooms			✓
Fans to bedrooms	✓	✓	✓
Internal Lighting	Std	Premium	Luxury
External Lighting	Std	Premium	Luxury
Exhaust Fan (as per plans)	✓	✓	✓
Hard wiring to smoke detectors and oven	✓	✓	✓
Connection - power, water, stormwater, sewerage (800 sqm block, 6m allowance)	✓	✓	✓



U - Upgrade available Std - Standard Range Premium - Premium Range Luxury - Luxury Range



## Wayne Graham Constructions Pty Ltd

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