



Luxe Inclusions

When you're ready for a little luxe!

We know that your house is a significant purchase for any family, we also know that sometimes you want to go a little beyond the standard package to put that little extra touch of luxe into your new home. While all our homes come with high quality premium fitting and finishes, we offer a series of packaged upgrades that allow you to customise the look of the key areas of your new home if you wish. Combine that with the consultancy you get from our interior stylist – we will have the home of your dreams underway in no time!

Kitchen Appliances

In most of our homes, kitchens are the central area, for the family and guests. Whether you are creating your next culinary masterpiece, or you have friends sitting and chatting with a glass of wine while you prepare the snacks for your gathering – we offer an upgraded kitchen package to give you a more luxurious look and even more premium brands to work with.

- Franke fan oven, finished in black with 10 cooking functions, LED displays and 5 shelf heights
- 5 burner Franke gas cooktop, with a stainless steel finish and robust cast iron trivets
- Industrial quality built in range hood with cabinet cover for hidden finish with built in LED overhead lights
- Contemporary Franke dishwasher with 7 wash programs and capable of taking a 14 place setting, with a 4.5 star water rating

Tapware, Basins and Benchtops

Tapware and sinks can set a home apart for family and guests. With our package upgrade you will get a choice of high quality Phoenix tapware that offers a modern design and exceptional finishes, combined with a range of Seima and Fienza basins to add more than a little luxe across your home.

- Quantum Quartz deluxe range stone benchtops with choice of 20mm or 40mm edging - pencil round or aris profile
- Melamine lined laminate finish base cabinetry, with a choice of vinyl wrap (matt or gloss) finish to all cabinet door and drawer fronts
- Premium mounted shower head

Flooring

Floors say a great deal about a house, whether it is the colour you choose or the coverings themselves – we offer an upgraded package for the entire home that gives you an upgraded set of options to choose from. Choose the look that is right for you when you consult with your personal interior styling specialist to ensure your product choice delivers your desired style.

- Porcelain or ceramic floor tiling (up to 600 x 600mm) or engineered timber flooring to the entrance, kitchen, meals area, and family room
- Tiling to wet areas - laundry, bathroom and ensuite
- Premium carpet to all other areas inside the home

Wall Tiling

Wet areas, especially bathrooms need to be practical and robust, but that does not mean there shouldn't be a choice. This upgraded package offer premium porcelain or ceramic wall tiles around the key wet areas of your new home, with sizes up to 450x450mm for:

- Shower walls (up to 2000mm high)
- Kitchen benchtops (up to 650mm above)
- Bathroom and ensuite vanity bench tops (up to 300mm above)
- Bath and laundry splashback (up to 600mm - including face and top of bath hob)
- Wet area skirting tiles (100mm high)

Windows

- Aluminium awning windows (with window locks) to front elevation
- Aluminium sliding windows (with window locks) to remainder of home. Double glazed windows will apply to awning, if possible
- Block out blinds to all windows and external sliding doors
- Flywire (fibreglass mesh) screens to all opening window sashes

Doors

- Feature design front door
- Internal doors 2340mm high from builders' range (2040mm high to first floor if double storey) with lever handles on round or square rosette to all internal hinged doors
- Secure multi-function external door lock profile and finish from builders' range
- Aluminium external sliding doors (lockable) to family room – design specific (if applicable)

Heating and Cooling

- Compact ducted heating system
- Evaporative cooling including network panel (first floor only to double storey homes)

Electrical and Lighting

- Ducted vacuum system (to 3 points)
- LED downlights to ceilings (excluding garage)
- 3 feature pendant lights above kitchen island bench or breakfast bar (design specific) selected from builders' range. Alternative range to select from for "Clare" design only
- Fluorescent light with LED tube to garage ceiling
- Smoke detectors and safety switches (earth leakage detectors)
- 2 TV points including digital antenna mounted on roof
- 2 phone points
- Double power points – up to 20 to single storey home and up to 25 to double storey home

Ceilings

- 2730mm (overall plates) standard ceiling height to single storey home or ground floor of double storey. 2580mm standard ceiling height to first floor of double storey. 2880mm ceiling height to garage

Plaster and Fixing

- 10mm plaster sheets to walls and ceilings with 6mm villaboard behind wall tiles to the showers and walls surrounding baths (where applicable).
- Feature cornice to entry, family room, meals area and kitchen to be selected from builders' range
- 90mm cove cornice to remainder of home
- 67mm MDF architraves in a choice of builders' range profiles
- 135mm MDF skirtings to match architraves
- White melamine fit-out to walk in robe including 2 drawer/adjustable shelving tower units (design specific) and white melamine shelving to remainder of home
- Single chrome hanging rail below shelving to bedroom wardrobes

Paint

- Low sheen acrylic to external timberwork
- Matt acrylic to all internal walls with a 3 coat finish
- White flat acrylic to ceilings and semi-gloss enamel finish to internal woodwork and internal doors

Hot Water

- Premium 26L instantaneous gas boosted solar hot water service

Bricks

- Clay bricks from builders' standard range, selected from Category 1-3
- Acrylic rendering to brickwork only where denoted on plans

Roofing

- Classic shingle/shake flat style profile concrete roof tiles from builders' standard range
- Colorbond fascia, gutters, and downpipes

Insulation

- R3.5 glass wool batts to the roof space of the home area
- R2.0 batts to external walls of the home, and the walls between the garage and the home
- R1.3 sisalation to all external walls, and the walls between the garage and the home

Garage

- Plaster lined garage with concrete floor
- Sectional panel lift door with remote control opener with 2 handsets and 1 wall mounted
- Weatherproof hinged rear access door

External Foundations and Structure

- Class 'M' concrete waffle pod slab
- Termite treatment (50 year warranty)
- Wall mounted fold-down clothesline
- Constructed to N2 wind rating, 6-star energy rating with a 6½ year structural guarantee
- 2 external garden taps

Note: Connection of services (water, electricity, sewer, stormwater) is based on a 600m² allotment with up to 300mm of site fall, and up to 6m front set-back. Account opening fees for electricity, gas, etc. are not included. Estimated earthwork costs are based on balanced cut & fill and excludes; any importation or removal of soil to or from the site, surface drainage, retaining walls, or piers to the slab. Display items such as furniture, curtains & drapes, fireplace, skylights, security system, feature painted walls, border tiling, decking, landscaping/paving, earthworks, fencing etc. are not included in the base price. Rawdon Hill reserves the right to substitute any of the above products to maintain the quality & product development of its homes or should any product become unavailable.