



The Breeze Series



STANDARD INCLUSIONS

Everything you need to bring your new dream home to life.

A Breeze Series by Metricon home isn't just more affordable. It isn't even just a better constructed home. It's more *beautiful*, too.

The Breeze Series by Metricon is a unique range of stylish homes designed to maximise value and liveability, each triumphantly demonstrating that affordable prices don't mean you have to compromise on the lifestyle you seek.

In short, we put more into these homes, so you can get more out of every day. Every one comes with a huge range of superb inclusions – little luxuries that some other builders call extras. We work with all of Australia's leading building suppliers to create a home that lives, eats and breathes leading-edge quality. Everywhere you look. Everywhere you touch. Inside and out.

All you now need to do is to choose your favourite Breeze Series by Metricon design, and bring your personal sense of style and fashion to make your new dream home perfectly, exactly *yours*. We've done the hard yards, now we invite you to use your sense of colour and design to finish a home with that "wow" factor that will impress your friends and family.

All this, so one day you can truly say, "*We really love where we live!*"

The Breeze Series by Metricon Standard Inclusions are only available on deposits from 03.01.2019 for a limited time and are not redeemable for cash or credit at contract. Credits will not be given for the deletion of any inclusion. Some of the inclusions shown or described through this catalogue may vary depending on your chosen home design or may have been changed and/or are available at an extra cost. Further, The Breeze Series by Metricon Standard Inclusions are subject to change without notice and Metricon reserves the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the new home contract. It's also important to note that images in this brochure may depict fixtures, finishes and features not supplied by Metricon such as landscaping, fencing and swimming pools. Images are for illustrative purposes only and while every effort has been made to correctly represent colours, actual colours may vary. The following items, unless otherwise noted, are upgrade items and are not included in the Breeze Series by Metricon Standard Inclusion specifications: upgrades to bricks, roof tiles, render finishes, doors and door furniture, tapware, feature wall colours and finishes, floor and wall tiles, laminates, feature lighting, landscaping, security systems, audio and home theatre systems, ducted heating systems, evaporative cooling systems, window furnishings, internal furniture and decor items, timber flooring and decking, carpets, feature openings and bulkheads, paving, flyscreens, window and external sliding door locks, cabinetry and shelving. The Breeze Series by Metricon reserves the right to alter any of the specifications contained in this booklet due to continuing product development or availability of items. Metricon Homes QLD Pty Ltd is licensed under the QBCC Act 1991 (40992), NSW Builders License 36654C. For more information and full terms and conditions please visit www.metricon.com.au/terms. 20190508

The Breeze Series



External Features

We've taken care of selecting all features for the exterior of your home so you can achieve the facade you've fallen in love with. All you need to do now is select a colour scheme.

Paint

- Two coat external paint system to external trim and doors using Dulux paints to paint manufacturer's standard specifications
- Feature contrasting external paint colour *(if required)*

Front Entry and External Doors

- A.** Hume Newington clear glazed painted external front entry hinged door [XN1]
- Hume glass opening clear glazed painted external hinged door [XF3] *(if applicable)*

Door Furniture

- B.** Delf Valencia stainless steel entrance knob set [DK500VALPS] and Delf stainless steel double cylinder deadbolt [DD550PS]

Entry Frame *(home specific)*

- Powder coated aluminium entry door frames in The Breeze Series pre-selected range of colours with sidelights in clear glass *(if applicable)*

Brickwork

- Clay bricks from The Breeze Series pre-selected range of colours
- Natural mortar with raked joints

Roof

- Colorbond® roof in The Breeze Series pre-selected range of colours

Roof Plumbing

- Colorbond® fascia, gutter and downpipes in The Breeze Series pre-selected range of colours

Windows and Sliding Doors

- Powder coated aluminium windows and sliding doors with clear glass and satinlite glass to wet areas
- C.** Keyed window locks to all opening sashes and sliding doors
- Flyscreens to all front facade opening window sashes
- Safety screens to all side and rear opening window sashes and sliding doors, excluding garage sliding door *(if applicable)*

Driveway, Porch and Paths

- External exposed aggregate concrete to driveway and path/s, including gutter cut and excavation, and PVC grated drain across garage door opening *(if required)*

Letterbox and Clothesline

- Poly-tek Key Largo pillar letterbox including street numbers, located beside driveway
- Single fold-down clothesline

Outdoor Room

- D.** Four blade ceiling fan to outdoor room

Garage Door

- E.** Colorbond® slimline automatic panelift door with one wireless wall mounted button and two remote handsets to the front facade of the garage in The Breeze Series pre-selected range of range of colours

Ceramic Tiles

- Ceramic tiled portico / porch and alfresco areas

Turf and Garden Taps

- Two external garden hose taps
- Turf to balance inside property alignment and to kerb to suit up to 400m² lot size

Landscaping and Fencing

- Treated pine single side, butted paling fence to side and rear boundaries including return fences with one pedestrian gate
- Garden bed up to 20m² including mulch and plants with timber edging
- River gravel to side/s of narrow lots *(if required)*



A. Hume Newington Front Entry Hinged Door



B. Delf Valencia Front Entry Door Set



C. Keyed Window Locks



D. Four Blade Ceiling Fan



E. Automatic Garage Door with Two Remote Handsets



External inclusions as listed. Image depict items not supplied by Metricon including landscaping and fencing. Images feature upgrade items not included in The Breeze Series by Metricon Standard Inclusions namely feature front entry door and timber planter box.

Internal Features

Your floors, walls, doors, carpet, tiles and more have been carefully selected based on the latest market trends – all you need to do now is select a colour scheme and enjoy!

Floor Coverings

A. 450mm x 450mm square ceramic tiles to main floor from The Breeze Series pre-selected range of colours (refer working drawings)

PLUS

B. Silver Range carpet from The Breeze Series pre-selected range of colours including standard foam underlay (refer working drawings)

Doors and Door Furniture

C. Flush panel painted internal hinged doors

D. Delf Pomona internal door lever handles in satin chrome finish to internal hinged doors [DL505POMSC]

Internal Sliding Doors

- Vinyl sliding doors to all wardrobes
- Vinyl sliding doors to linen cupboard (available to certain designs only, refer working drawings)

Paint

- Three coat internal paint system using Dulux Professional paints – two colours (one colour to walls and one colour to timber work) to paint manufacturer's standard specifications
- Two coats to ceiling using Dulux Professional white ceiling paint to paint manufacturer's standard specifications

Ceiling Height

- 2550mm nominal ceiling height

Ceiling Fans

- Ceiling fans to all bedrooms and lounge areas

Blinds

- Block-out roller blinds to all windows and sliding glass doors excluding ensuite, bathroom and water closet areas

Mouldings

E. 90mm painted covered cornice, 42mm painted splayed architraves and 68mm painted splayed skirting

Staircase

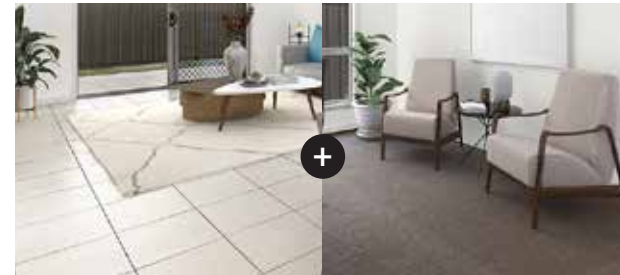
- Carpet grade staircase with paint grade pine hand rail and black round steel balusters to stairs and first floor voids in double storey homes

Shelving

F. Painted particleboard shelving to pantry, linen, broom and robes

Air Conditioning

- Fujitsu 6.0kw reverse cycle split air-conditioning system to living area

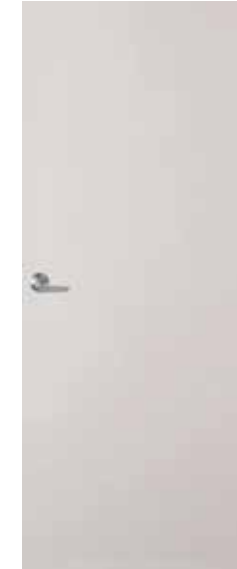


A. Main Floor Tiles plus **B. Silver Range Carpet**

C. Internal Hinged Door



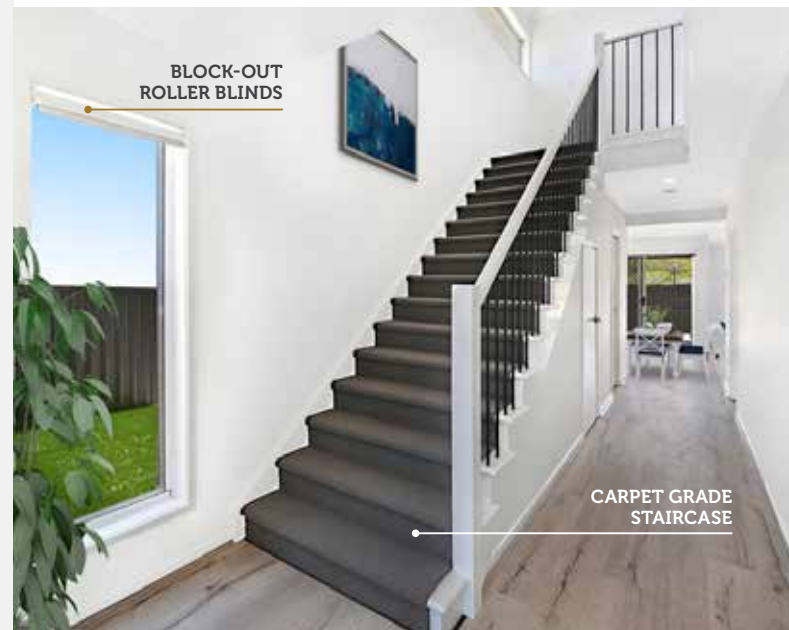
D. Delf Pomona Internal Door Handle



E. Splayed Architraves



F. Painted Shelving



THREE COATS OF DULUX PAINT TO INTERNAL WALLS

TWO COATS OF DULUX PAINT TO CEILING



Kitchen Features

You'll love preparing meals and entertaining in your new kitchen. From appliances through to cabinetry we've included features we know you'll appreciate.

Stone Benchtops

- 20mm stone benchtops in The Breeze Series pre-selected range of colours and door handles

Cabinetry

- Melamine finish cupboards with provisions for dishwasher and future microwave with pot drawer under
- Contrasting melamine colour

Appliances (homes over 170m²)

- A. Technika 900mm stainless steel electric oven [T948SS-5]
- B. Technika 900mm electric ceramic cooktop [CFE942]
- C. Technika 900mm stainless steel canopy rangehood [CHEM52C9S-2]

Appliances (homes under 170m²)

- D. Bellissimo by Technika 600mm stainless steel electric oven [TB60FDTSS-5]
- E. Technika 600mm electric ceramic cooktop [CFE641-2]
- F. Technika 600mm stainless steel canopy rangehood [CHEM52A6S-2]

Dishwasher

- G. Bellissimo by Technika stainless steel dishwasher [TBD4SS-5]

Sink

- H. Clark Punch 1.75 end bowl stainless steel kitchen sink [PU1207]

Tapware

- I. Clark Round Pin chrome sink mixer tap [CL10006C4A]

Splashback

- Ceramic tiled kitchen splashback (as per standard plan)

Note: No allowance has been made for frieze or decorator tiles, laying of border tiles, 45 degree patterns or floor feature tile layouts.



A. Technika 900mm Stainless Steel Electric Oven

D. Bellissimo by Technika 600mm Stainless Steel Electric Oven

G. Bellissimo by Technika Stainless Steel Dishwasher

H. Clark Punch Stainless Steel Kitchen Sink

I. Clark Round Pin Chrome Mixer Tap



B. Technika 900mm Electric Ceramic Cooktop

E. Technika 600mm Electric Ceramic Cooktop



C. Technika 900mm Stainless Steel Canopy Rangehood

F. Technika 600mm Stainless Steel Canopy Rangehood



MELAMINE FINISH OVERHEAD CUPBOARDS

600mm TECHNIKA RANGEHOOD

CERAMIC TILED SPLASHBACK

20mm STONE BENCHTOPS

600mm BELLISSIMO BY TECHNIKA OVEN

CONTRASTING MELAMINE COLOUR

Kitchen inclusions as listed. Image depicts items not supplied by Metricon namely refrigerator. Image includes upgrade items not included in The Breeze Series by Metricon Standard Inclusions namely landscaping and fencing.

Bathroom Features

All bathrooms include consistent finishes and accessories to ensure a contemporary style throughout your new home.

Stone Benchtops

- 20mm stone benchtops in The Breeze Series pre-selected range of colours

Cabinetry

- Melamine finish vanities in The Breeze Series pre-selected range of colours and door handles

Mirror

- 1100mm high polished edge mirrors

Basins

- A. Clark Square Inset 400mm vitreous china vanity basins with single taphole landing in white with chrome pop up waste [CL40013.W1]

Shower Screens

- Clear laminated glass shower screens with powder coated aluminium frame

Bath

- B. Clark Round 1525 white bath [CL50001.W4TF]

Water Closet

- C. Stylus Prima II close coupled toilet suite with soft close seat [PRI450SC]

Tap and Outlet

- D. Clark Round Pin chrome mixer to vanity basins [CL10001.C5A]
- E. Caroma Tasman II chrome hob mounted bath spout [992539C]
- F. Clark Round Pin chrome wall mixer with trim kit to shower and bath [CL10027.C]
- G. Clark Round Basic chrome rail shower [CL10058.C3A]

Towel Rail and Toilet Roll Holder

- H. Clark Round chrome single towel rail up to 900mm long [CL60021.C.]
- I. Clark Round chrome single towel rail 300mm long in standard design home *(where required)* [CL60019.C]
- J. Clark Round chrome toilet roll holders [CL60016.C]

Ceramic Tiles

- Ceramic tiled bathroom, ensuite and water closet floors, 2000mm high to showers, 400mm above bath and skirting tile
- Round chrome metal floor wastes *(where required)*

Note: No allowance has been made for frieze or decorator tiles, laying of border tiles, 45 degree patterns or floor feature tile layouts.

A. Clark Square Inset 400mm Vanity Basin



F. Clark Round Pin Chrome Shower / Bath Mixer



H. Clark Round Chrome Single Towel Rails up to 900mm



I. Clark Round Chrome 300mm Single Towel Rail



B. Caroma Round Bath



G. Clark Round Basic Chrome Rail Shower

J. Clark Round Chrome Toilet Roll Holder



C. Stylus Prima II Close Coupled Toilet Suite with Soft Close Seat



D. Clark Round Pin Chrome Mixer Taps



E. Caroma Tasman II Chrome Bath Spout



Bathroom inclusions as listed.

Laundry Features

Style and function are both equally important in the laundry. We've designed this space to work for you.

Laundry Tub and Cabinet

A. Clark Utility 42 standard laundry tub and cabinet [F6001]

Tapware

B. Stylus Cadet chrome wall mounted tapware to laundry tub [632253C4A]

- Washing machine taps with non-return valve, installed under cabinet [MT2015]

Ceramic Tiles

- Ceramic tiled laundry floor, skirting and splashback over laundry tub
- Round chrome floor waste (where required)

A. Clark Utility Laundry Tub and Cabinet



B. Stylus Cadet Chrome Tapware to Laundry Tub



Electrical and Energy Efficiency Features

Every part of your new home has been considered when it comes to power points, lighting, electrical connection and insulation.

Power Points (home specific)

A. One double power point to each room

Internal Light Points

- LED downlights throughout excluding kitchen and garage
- LED ceiling mounted light to kitchen
- Strip fluorescent light with diffuser to garage

External Light Points

- External up/down lights to front facade
- External bunker light to outside laundry

Smoke Detector

- Photoelectric smoke detectors (direct wired to board with battery backup)

Safety Switch

- Earth leakage safety switch and circuit breakers

Electrical Connection

- Single phase underground power connection from existing supply point

NBN Connection

- NBN lead-in conduit (LIC) including one data point and double power point located in garage, and one data point to living area

TV Connection

- Two TV points, including roof mounted digital compatible TV antenna (if required)

Ceiling Insulation

- Ceiling insulation batts rating R3.0 to ceiling area as required

External Wall Insulation

- Sisalation wall-wrap and R1.5 insulation batts to external stud walls

Energy Efficiency

- Energy efficient aluminium windows and sliding door units
- Weather stripping to hinged external front and laundry doors

Hot Water Unit

- B. 170L Chromogen heat pump hot water unit
- 500 KPA water pressure limiting device
- WELS rated water saving shower heads and tapware

A. Double Power Point



B. 170L Chromogen Hot Water Unit



Laundry, Electrical and Energy Efficiency inclusions as listed. Images depict items not supplied by Metricon namely washing machine and refrigerator.

Site Works and Construction

We've taken care of all your site and construction specifications so the build of your new home gets underway without a hitch.

Pre-Construction

- HIA fixed price contract
- Plans and specifications
- Engineer's soil report and slab design
- Contour survey
- Council building and plumbing application fees and charges (*standard applications in QLD based on Brisbane City Council, standard applications in NSW based on Tweed Shire Council, excluding town planning and relaxations*).
- Water connection fees (*excludes water meter installation if required*)
- Pre-determined external and internal colour schemes by our Studio M Home Décor Consultants

Site Works, Foundations and Connections

- Site scrape and/or balanced cut and fill excavation for up to 500mm site fall over the building platform
- Removal of vegetation and/or excess spoil
- Waffle pod concrete slab up to H2 soil classification
- Bulk concrete bored piercing (*if required*) to suit balanced cut and fill excavation for up to 500mm site fall over the building platform
- Termite treatment to slab penetrations and physical perimeter barrier
- Sewer and stormwater connections to existing serviceable connection points
- Surface drains including dedicated stormwater line
- Electrical mains run in
- Water connection from pre-tapped water main
- House constructed for wind rating conditions up to N3 (*w41*)
- No allowance for retaining walls
- Internal and external builder's house clean
- Site clean after construction

Warranties

- Twelve month maintenance period
- Statutory structural guarantee period



The Metricon Difference

It's what makes Metricon Australia's most loved builder.

We've been helping Australians love where they live for more than 40 years. Whether you're building your first home or your forever home, we're with you every step of the way – from the first brick to final handover.

Our homes are designed to celebrate you. This is why we continually strive to create innovative, award-winning designs that help you make the most of your home and the life you live in it.

Our homes may have changed over the years but our commitment to excellence hasn't. Our rigorous quality assurance process ensures every Metricon home is built to the highest standard.

Every Metricon home is backed by a Lifetime Structural Guarantee*, so you can build with the confidence and peace of mind that it will stand the test of time.

We believe no one else designs and builds as well as us and, as Australia's No.1 home builder[^] for the third year running, we must be doing something right. That's why more people choose to build with Metricon, Australia's most loved home builder.

*The Guarantee applies to all new home building contracts signed after 1 January 2019 and is subject to the terms and conditions of the Guarantee which can be found at metricon.com.au/terms-conditions. [^]HIA Colorbond® Steel Housing Top 100 Report 2016 / 2017 / 2018.



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