



*Partnership. Strength. Quality.*

Queensland



## AUSTRALIA'S MOST TRUSTED CHOICE

Trust. It's what makes us Australia's No.1 home builder, 4 years running\*. Over 100 Australians move into their brand new Metricon home every week. That's more than any other builder. It's because they love our designs, trust our quality, understand that we offer superb value for money, and they admire the way we look after them.

\*HIA Colorbond® Steel Housing Top 100 Report 2016/17/18/19.





## A SPECIALIST TEAM START TO FINISH

At DualOcc by Metricon, you'll have a specialist sales, operations and construction team on your side with a single focus on delivering your project on time and to specification. We give you full time project support to make your building process easy, from site inspection to finished development.



## BECOMING A AGENT PARTNER

Unlike some builders, MetInvest by Metricon is a dedicated wholesale division that solely caters for the demands of the agent market. We have a dedicated team of Business Development Managers to service your daily stock requirements and provide ongoing support to your business.

We have a variety of stock option with stock options available in Victoria (Metro & Regional), Queensland, NSW and South Australia.

Behind the scenes we have a capable team to create and process all the necessary contract documentation and provide you with the best service in the wholesale space. Combined with our strong brand recognition, MetInvest by Metricon is the leading choice for agents across Australia and Asia.





# THE METRICON DIFFERENCE

IT'S WHAT MAKES METRICON AUSTRALIA'S MOST LOVED BUILDER

OVER  
**40**  
YEARS  
INDUSTRY  
EXPERIENCE

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.

MASTERS OF  
**DESIGN**

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.

**6**  
STAGE  
QUALITY  
ASSURANCE

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.

LIFETIME  
STRUCTURAL GUARANTEE

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.

**#1**  
AUSTRALIA'S NO.1  
HOME BUILDER

We believe no one else designs and builds as well as us and, as Australia's No.1 home builder^ for four years 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](http://metricon.com.au/terms-conditions). ^HIA-Colorbond® Steel Top 100 Report 2016/17/18/19.



*"Not just any investment home, it's a Metricon home, from Australia's No 1."*

## WHY CHOOSE METINVEST FOR YOUR HOME INVESTMENT?

### Your best investment choice. It's simple.

We provide you a superior home investment service, giving you easy access to Australia's most popular homes on prime blocks of land. Our goal is always to offer you a simple and direct path to secure quality property with maximum opportunity for both capital growth and reliable rental returns. Prestigious Metricon Home & Land packages are offered to you with confidence as effective and rewarding investments to offer you low-risk opportunities with market-leading yield, quality construction and long-term returns.

### Outstanding value

Our land development selections are made with you in mind. Working with all of Australia's leading property developers, we choose home sites in prime estates (with both attractive infrastructure and strong yield prospects) and marry them with homes that suit them perfectly. Our homes do not "over-capitalise" the overall investment, making it easy for you to set reasonable market-appropriate rental costs to attract good tenants.

### True fixed price packages

When you invest in a MetInvest home and land package all the costs have been carefully calculated in advance, including any soil or underground works. The price you are quoted is what you will pay - simple as that. No nasty surprises down the track.

### The most beautiful homes

- Many of our homes are award-winners, independently recognised for their style, design and quality. That maximises rental appeal and your tenant's satisfaction, as well as boosting your re-sale value.
- Our MetInvest home specifications include many items that some builders call extras. We confidently invite you to compare!
- We offer you security and certainty including a superior building processes based on over 40 years of experience, with the highest standards possible for both site supervision and our tradespeople.
- We also conduct a rigorous series of six quality assurance inspections checking your investment property at all key stages of construction, plus local service checks and support after you have taken possession.
- This allows us to offer you the remarkable peace of mind of a Lifetime Structural Guarantee\*, protecting your investment!





## The Breeze Series

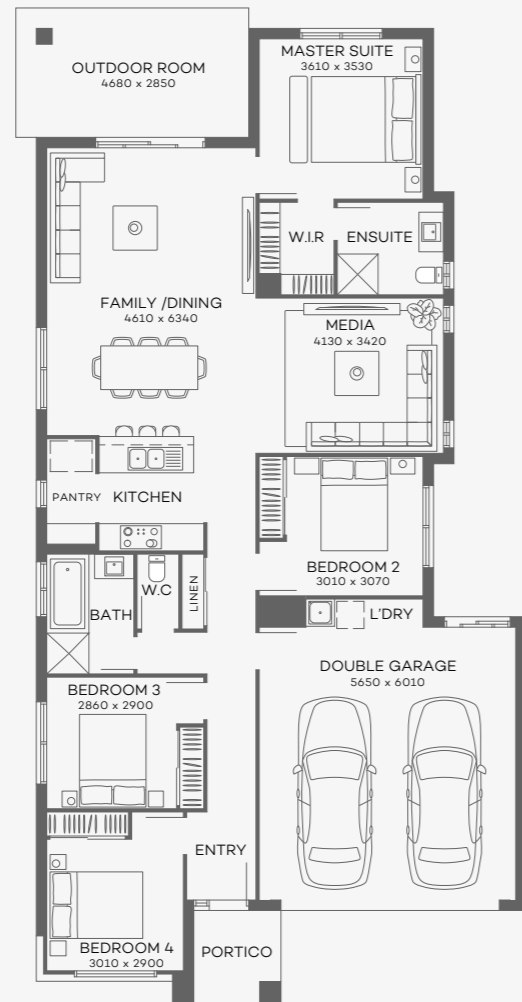
Min. Block Width*	Home	Page	Size m <sup>2</sup>	Beds	Bath	Living Areas	Car
<b>BREEZE SERIES</b>							
10m	AROMA 15	16	138	3	2	1	1
	LATTE 23	24	213	4	2.5	1	2
	LATTE 25	26	237	4	2.5	2	2
	LATTE 27	28	252	4	2.5	2	2
	MACCHIATO 17	32	157	4	2	1	1
	MOCHA 20	34	182	4	2	1	2
12.5m	AFFOGATO 21MK2	14	199	4	2	2	2
	CALYPSO 20MK2	18	183	4	2	1	2
	CAPRICCO 22	22	199	4	2	2	2
	PICCOLO 22	38	181	4	2	1	2
	RISTRETTO 20	40	186	4	2	2	2
	VIENNA 17	42	154	3	2	1	2
14m	VIVALTO 19	46	181	4	2	1	2
	VIVALTO 23	48	211	4	2	2	2
	VITTORIA 24	44	227	4	2	3	2
15m	CAPPUCCINO 26	20	248	6	3	2	2
	LIVANTO 27	30	248	5	3	2	2
18m	PELLINI 30	36	280	6	4	2	2

\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines.

# AFFOGATO 21 MK2

Floorplan based on the Bungalow facade as displayed.

4 | 2 | 2 | 2



Home Area	141.19m <sup>2</sup>
Garage Area	38.9m <sup>2</sup>
Outdoor Area	14.62m <sup>2</sup>
Portico Area	4.14m <sup>2</sup>
<b>Total Area</b>	<b>198.85m<sup>2</sup></b>

Home Width	11.24m
Home Length	21.92m
<b>Min block width</b> <i>(as per standard plan)</i>	<b>12.5m*</b>

# AFFOGATO FACADE OPTIONS

Facades based on the Affogato 21 MK2.

BUNGALOW



MAYFAIR



MODE



TASMAN



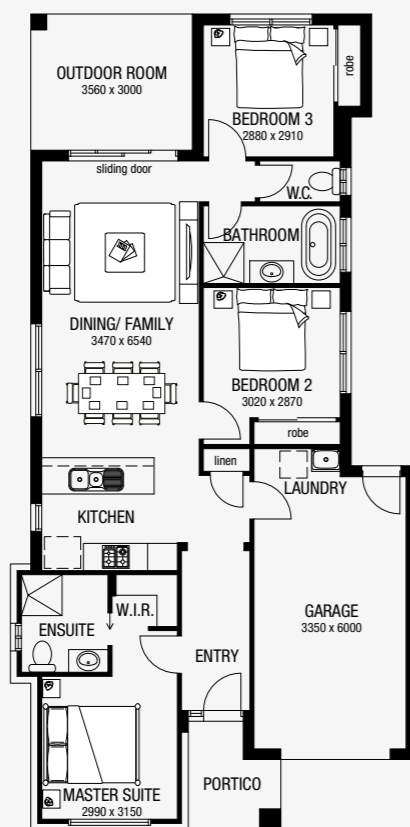
\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Affogato 21 Mk2 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.



# AROMA 15

Floorplan based on the Bungalow facade as displayed.

3 | 2 | 1 | 1



Home Area	96.70m <sup>2</sup>	Home Width	8.87m
Garage Area	24.37m <sup>2</sup>	Home Length	18.35m
Outdoor Area	13.17m <sup>2</sup>		
Portico Area	4.20m <sup>2</sup>		
<b>Total Area</b>	<b>138.44m<sup>2</sup></b>	<b>Min block width</b>	<b>10m*</b>
		(as per standard plan)	

# AROMA FACADE OPTIONS

Facades based on the Aroma 15.

BUNGALOW



MAYFAIR



MODE



OAKLAND

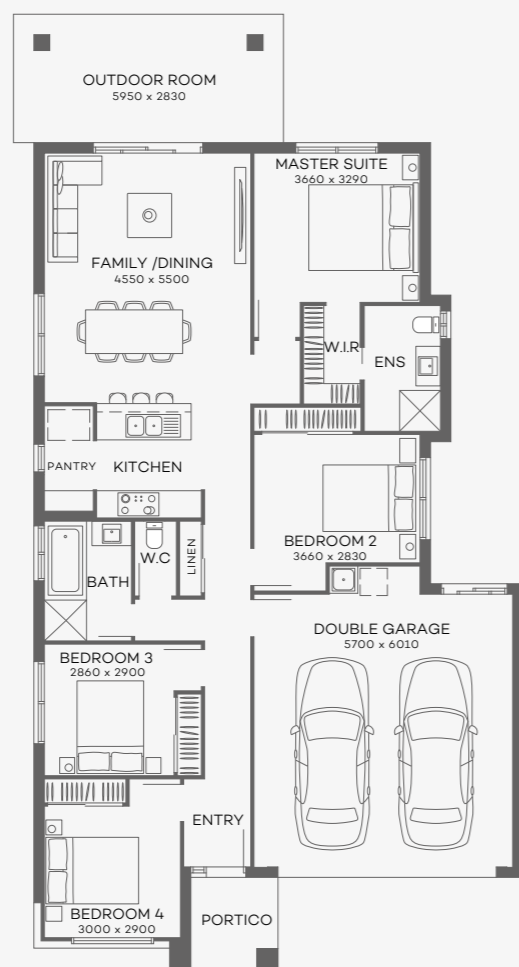


\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Aroma 15 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.

# CALYPSO 20MK2

Floorplan based on the Mode facade as displayed.

4 | 2 | 1 | 2



Home Area	122.70m <sup>2</sup>	Home Width	11.23m
Garage Area	38.86m <sup>2</sup>	Home Length	21.06m
Outdoor Area	16.84m <sup>2</sup>		
Portico Area	4.31m <sup>2</sup>		
<b>Total Area</b>	<b>182.71m<sup>2</sup></b>	<b>Min block width</b>	<b>12.5m*</b>
		(as per standard plan)	

# CALYPSO FACADE OPTIONS

Facades based on the Calypso 20 Mk2.

BUNGALOW



MAYFAIR



MODE



TASMAN



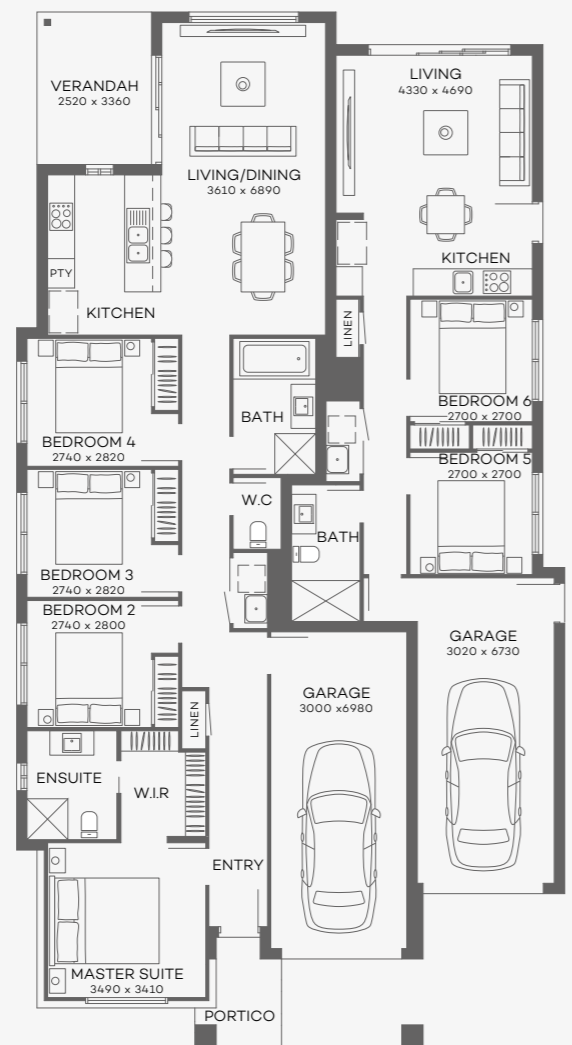
\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Calypso 20Mk2 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.



# CAPPUCCINO 26

Floorplan based on the Bungalow facade as displayed.

6 | 3 | 2 | 2



Home Area	181.65m <sup>2</sup>	Home Width	12.08m
Garage Area	47.93m <sup>2</sup>	Home Length	22.79m
Outdoor Area	8.47m <sup>2</sup>		
Portico Area	9.62m <sup>2</sup>		
<b>Total Area</b>	<b>247.67m<sup>2</sup></b>	<b>Min block width</b>	<b>15m*</b>
		(as per standard plan)	

# CAPPUCCINO FACADE OPTIONS

Facades based on the Cappuccino 26.

BUNGALOW



MAYFAIR



MODE



TASMAN

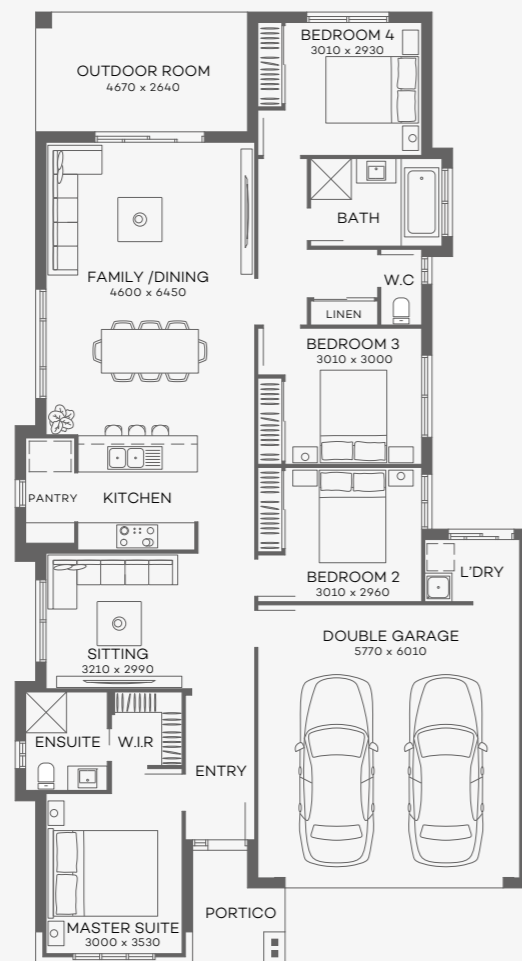


\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Cappuccino 26 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.

# CAPRICCO 22

Floorplan based on the Oakland facade as displayed.

4 | 2 | 2 | 2



Home Area	140.47m <sup>2</sup>
Garage Area	41.47m <sup>2</sup>
Outdoor Area	12.33m <sup>2</sup>
Portico Area	4.43m <sup>2</sup>
<b>Total Area</b>	<b>198.70m<sup>2</sup></b>

Home Width	11.35m
Home Length	20.99m
<b>Min block width</b> (as per standard plan)	<b>12.5m*</b>

# CAPRICCO FACADE OPTIONS

Facades based on the Capricco 22.

BUNGALOW



MAYFAIR



MODE



OAKLAND



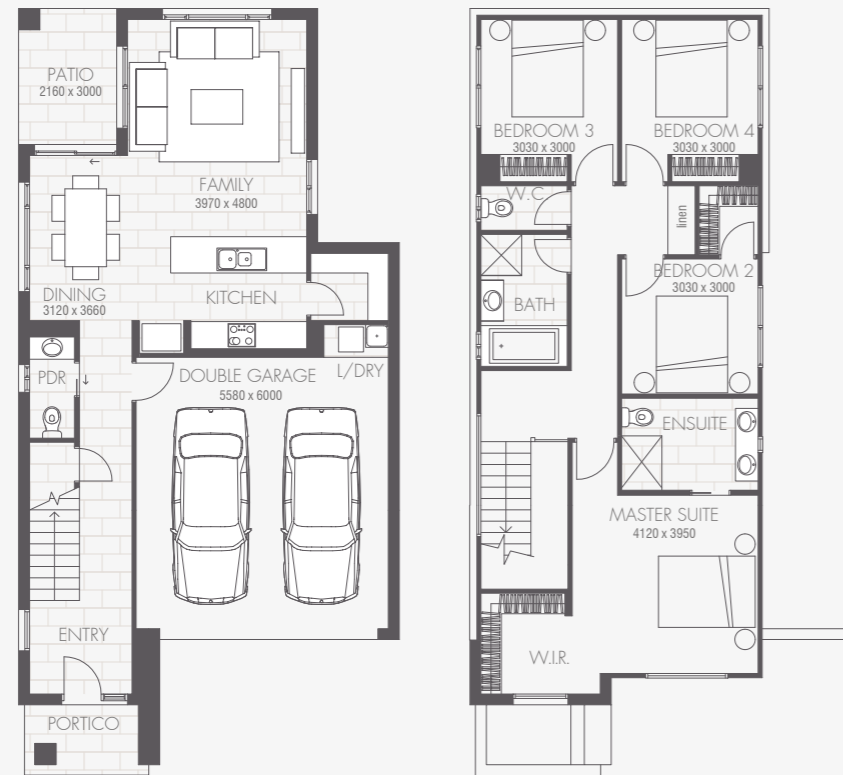
\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Capricco 22 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.



# LATTE 23

Floorplan based on the Bungalow facade as displayed.

4 | 2.5 | 1 | 2



Home Area	165.46m <sup>2</sup>
Garage Area	37.38m <sup>2</sup>
Outdoor Area	6.48m <sup>2</sup>
Portico Area	4.14m <sup>2</sup>
<b>Total Area</b>	<b>213.46m<sup>2</sup></b>

Home Width	8.39m
Home Length	16.67m
<b>Min block width</b> (as per standard plan)	<b>10m*</b>

# LATTE FACADE OPTIONS

Facades based on the Latte 23.

BUNGALOW



MAYFAIR



MODE



TASMAN



\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Latte 23 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.

# LATTE 25

Floorplan based on the Bungalow facade as displayed.

4 | 2.5 | 2 | 2



Home Area	190.00m <sup>2</sup>
Garage Area	36.19m <sup>2</sup>
Outdoor Area	6.84m <sup>2</sup>
Portico Area	4.02m <sup>2</sup>
<b>Total Area</b>	<b>237.05m<sup>2</sup></b>

Home Width	8.27m
Home Length	19.67m
<b>Min block width</b>	<b>10m*</b>
<i>(as per standard plan)</i>	

# LATTE FACADE OPTIONS

Facades based on the Latte 25.

BUNGALOW



MAYFAIR



MODE



TASMAN



\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Latte 25 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.



# LATTE 27

Floorplan based on the Bungalow facade as displayed.

4 | 2.5 | 2 | 2



Home Area	204.96m <sup>2</sup>
Garage Area	36.25m <sup>2</sup>
Outdoor Area	6.84m <sup>2</sup>
Portico Area	4.02m <sup>2</sup>
<b>Total Area</b>	<b>252.07m<sup>2</sup></b>

Home Width	8.27m
Home Length	20.75m
<b>Min block width</b>	<b>10m*</b>
<i>(as per standard plan)</i>	

# LATTE FACADE OPTIONS

Facades based on the Latte 27.

BUNGALOW



MAYFAIR



MODE



TASMAN

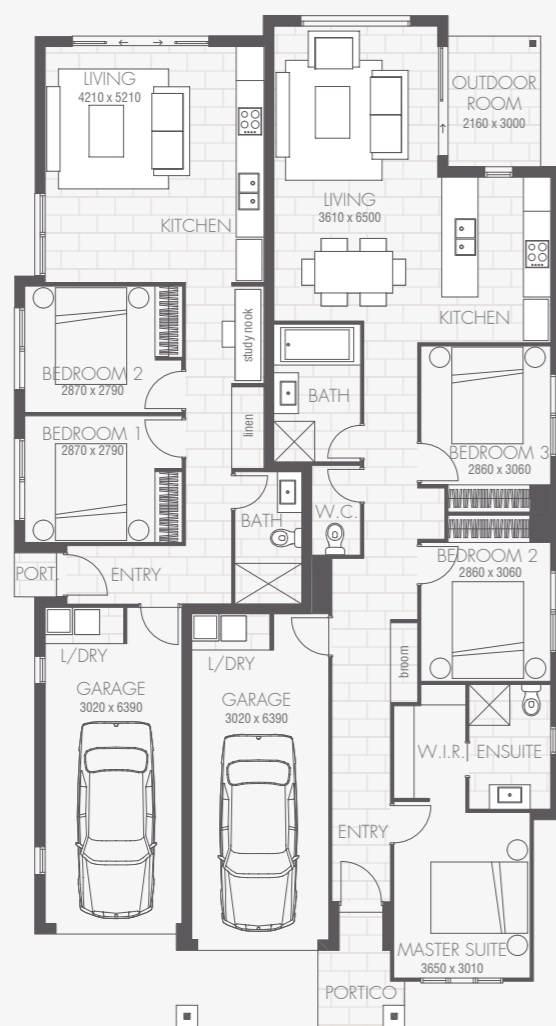


\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Latte 27 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.

# LIVANTO 27

Floorplan based on the Bungalow facade as displayed.

5 | 3 | 2 | 2



Home Area	182.83m <sup>2</sup>
Garage Area	47.88m <sup>2</sup>
Outdoor Area	8.29m <sup>2</sup>
Portico Area	9.42m <sup>2</sup>
<b>Total Area</b>	<b>248.42m<sup>2</sup></b>

Home Width	12.05m
Home Length	22.28m
<b>Min block width</b>	<b>15m*</b>
<i>(as per standard plan)</i>	

# LIVANTO FACADE OPTIONS

Facades based on the Livanto 27.

BUNGALOW



MAYFAIR



MODE



TASMAN

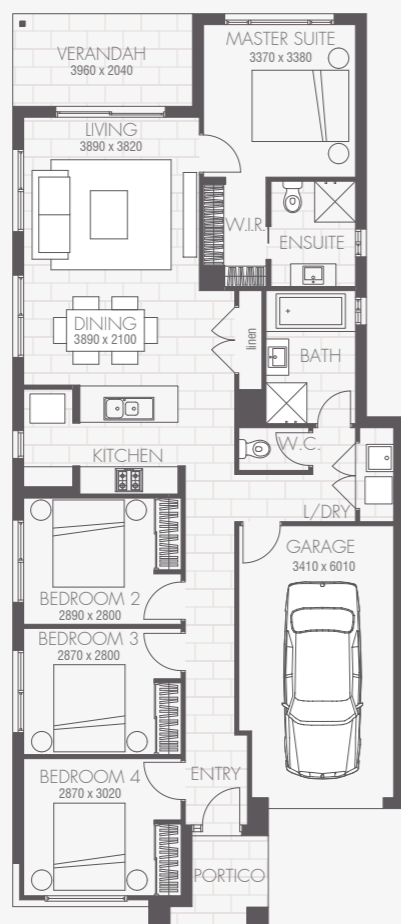


\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Livanto 27 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.

# MACCHIATO 17

Floorplan based on the Bungalow facade as displayed.

4 | 2 | 1 | 1



Home Area	122.75m <sup>2</sup>	Home Width	8.63m
Garage Area	22.36m <sup>2</sup>	Home Length	20.15m
Outdoor Area	8.08m <sup>2</sup>		
Portico Area	3.88m <sup>2</sup>		
<b>Total Area</b>	<b>157.07m<sup>2</sup></b>	<b>Min block width</b>	<b>10m*</b>
		(as per standard plan)	

# MACCHIATO FACADE OPTIONS

Facades based on the Macchiato 17.

BUNGALOW



MAYFAIR



MODE



OAKLAND



\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Macchiato 17 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.



# MOCHA 20

Floorplan based on the Mode facade as displayed.

4 | 2 | 1 | 2



Home Area	130.52m <sup>2</sup>	Home Width	8.87m
Garage Area	34.97m <sup>2</sup>	Home Length	23.51m
Outdoor Area	12.05m <sup>2</sup>		
Portico Area	4.84m <sup>2</sup>		
<b>Total Area</b>	<b>182.38m<sup>2</sup></b>	<b>Min block width</b>	<b>10m*</b>
		(as per standard plan)	

# MOCHA FACADE OPTIONS

Facades based on the Mocha 20.

BUNGALOW



MAYFAIR



MODE



TASMAN

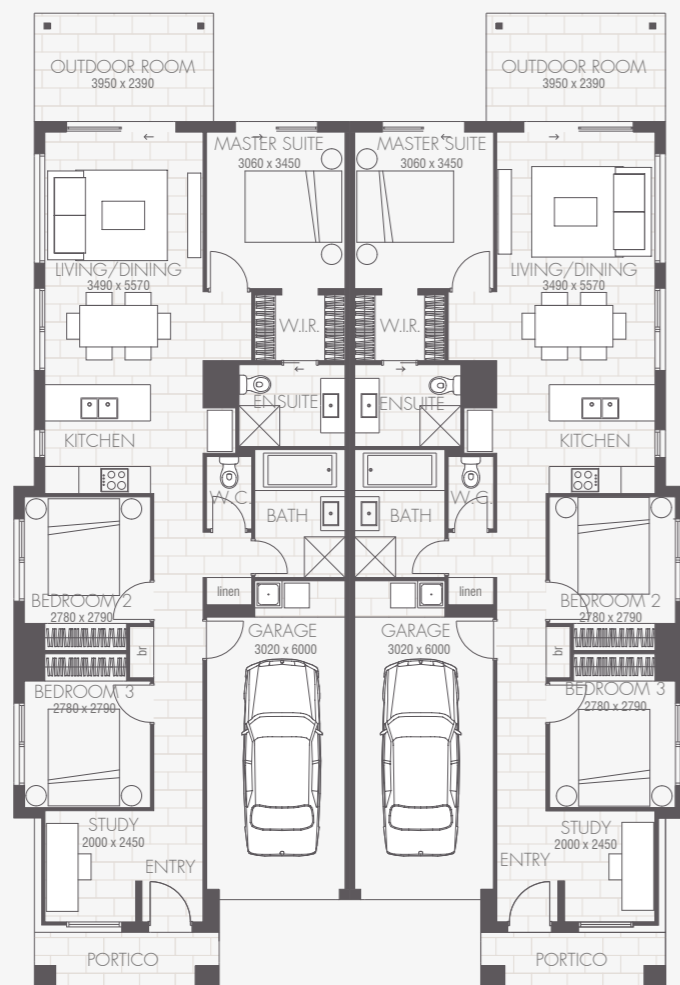


\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Mocha 20 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.

# PELLINI 30

Floorplan based on the Bungalow facade as displayed.

6 | 4 | 2 | 2



Home Area	208.20m <sup>2</sup>
Garage Area	42.78m <sup>2</sup>
Outdoor Area	18.88m <sup>2</sup>
Portico Area	9.76m <sup>2</sup>
<b>Total Area</b>	<b>279.62m<sup>2</sup></b>

Home Width	14.81m
Home Length	21.46m
<b>Min block width</b> (as per standard plan)	<b>18m*</b>

# PELLINI FACADE OPTIONS

Facades based on the Pellini 30.

BUNGALOW



MAYFAIR



MODE



TASMAN

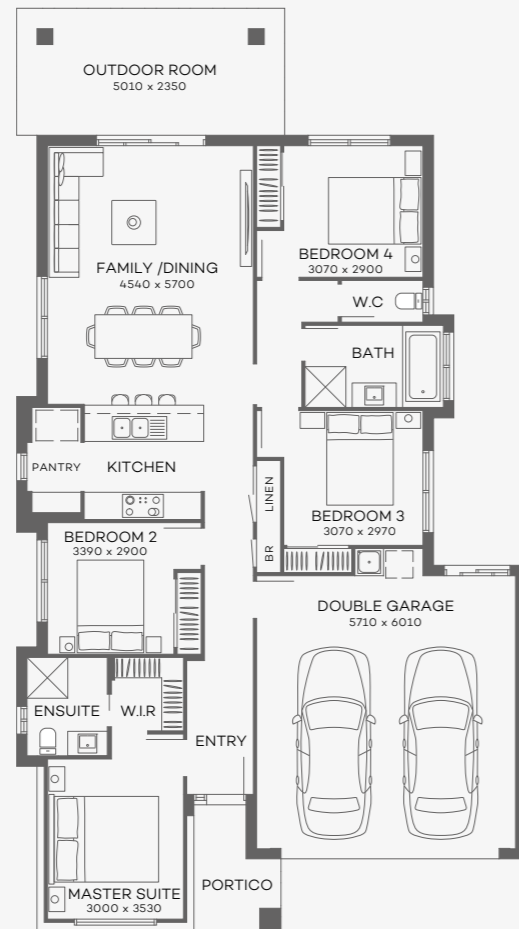


\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Pellini 30 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.

# PICCOLO 20

Floorplan based on the Bungalow facade as displayed.

4 | 2 | 1 | 2



Home Area	121.33m <sup>2</sup>	Home Width	11.23m
Garage Area	38.85m <sup>2</sup>	Home Length	20.31m
Outdoor Area	16.55m <sup>2</sup>		
Portico Area	4.36m <sup>2</sup>		
<b>Total Area</b>	<b>181.09m<sup>2</sup></b>	<b>Min block width</b>	<b>12.5m*</b>
		(as per standard plan)	

# PICCOLO FACADE OPTIONS

Facades based on the Piccolo 20.

BUNGALOW



MAYFAIR



MODE



OAKLAND



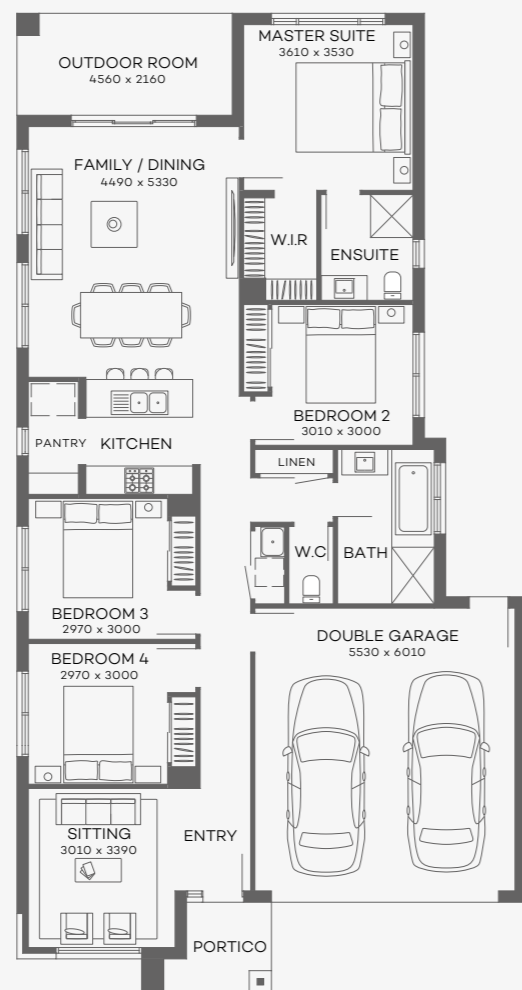
\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Piccolo 20 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.



# RISTRETTO 20

Floorplan based on the Bungalow facade as displayed.

4 | 2 | 2 | 2



Home Area	136.11m <sup>2</sup>	Home Width	10.79m
Garage Area	36.34m <sup>2</sup>	Home Length	20.75m
Outdoor Area	9.85m <sup>2</sup>		
Portico Area	4.14m <sup>2</sup>		
<b>Total Area</b>	<b>186.44m<sup>2</sup></b>	<b>Min block width</b>	<b>12.5m*</b>
		(as per standard plan)	

# RISTRETTO FACADE OPTIONS

Facades based on the Ristretto 20.

BUNGALOW



MODE



OAKLAND



TASMAN

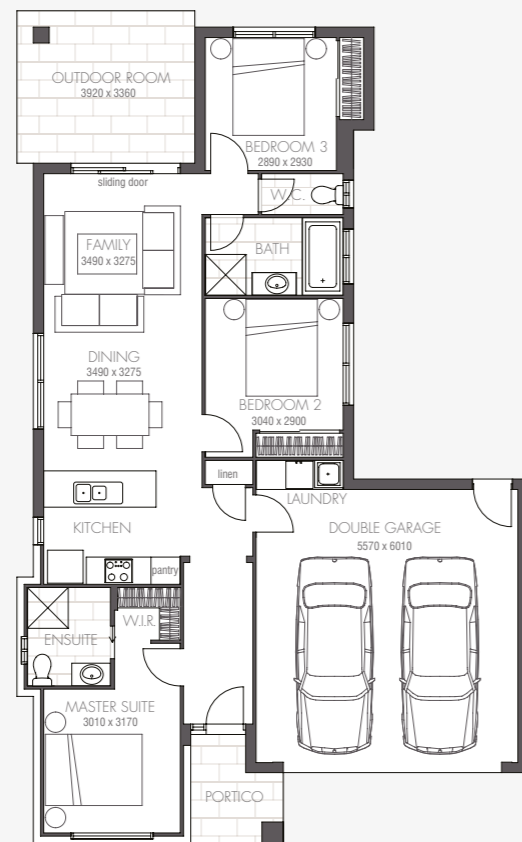


\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Ristretto 20 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.

# VIENNA 17

Floorplan based on the Bungalow facade as displayed.

3 | 2 | 1 | 2



Home Area	96.70m <sup>2</sup>	Home Width	11.27m
Garage Area	39.89m <sup>2</sup>	Home Length	18.35m
Outdoor Area	13.17m <sup>2</sup>		
Portico Area	4.20m <sup>2</sup>		
<b>Total Area</b>	<b>153.96m<sup>2</sup></b>	<b>Min block width</b>	<b>12.5m*</b>
		(as per standard plan)	

# VIENNA FACADE OPTIONS

Facades based on the Vienna 17.

BUNGALOW



MAYFAIR



MODE



OAKLAND

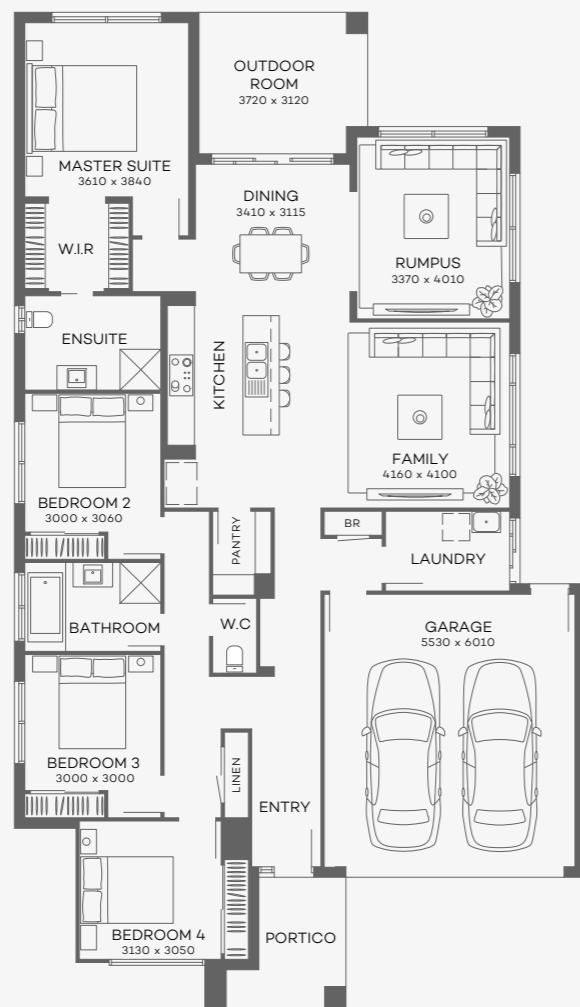


\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Vienna 17 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.

# VITTORIA 24

Floorplan based on the Bungalow facade as displayed.

4 | 2 | 3 | 2



Home Area	173.13m <sup>2</sup>	Home Width	12.59m
Garage Area	36.27m <sup>2</sup>	Home Length	21.95m
Outdoor Area	11.32m <sup>2</sup>		
Portico Area	6.53m <sup>2</sup>		
<b>Total Area</b>	<b>227.25m<sup>2</sup></b>	<b>Min block width</b>	<b>14m*</b>
		(as per standard plan)	

# VITTORIA FACADE OPTIONS

Facades based on the Vittoria 24.

BUNGALOW



MAYFAIR



MODE



OAKLAND



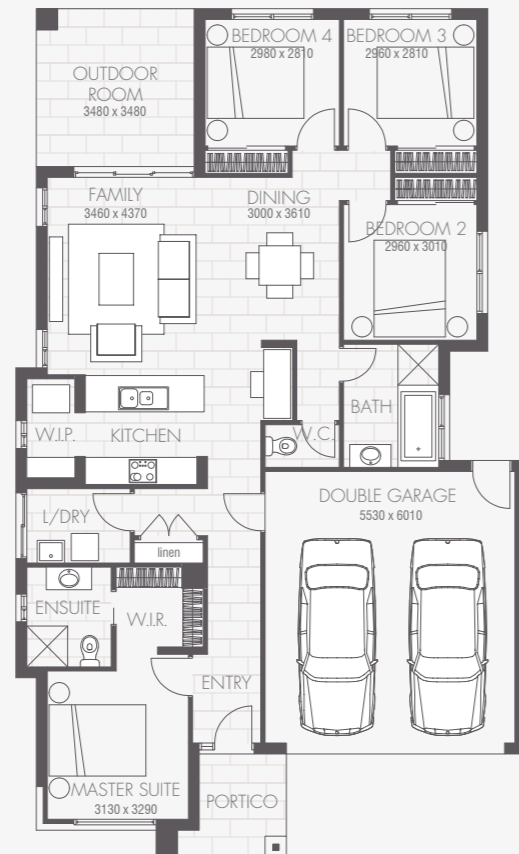
\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Vittoria 24 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.



# VIVALTO 19

Floorplan based on the Bungalow facade as displayed.

4 | 2 | 1 | 2



Home Area	127.55m <sup>2</sup>	Home Width	11.24m
Garage Area	36.33m <sup>2</sup>	Home Length	18.71m
Outdoor Area	12.11m <sup>2</sup>		
Portico Area	4.95m <sup>2</sup>		
<b>Total Area</b>	<b>180.94m<sup>2</sup></b>	<b>Min block width</b>	<b>12.5m*</b>
		(as per standard plan)	

# VIVALTO FACADE OPTIONS

Facades based on the Vivalto 19.

BUNGALOW



MAYFAIR



MODE



OAKLAND

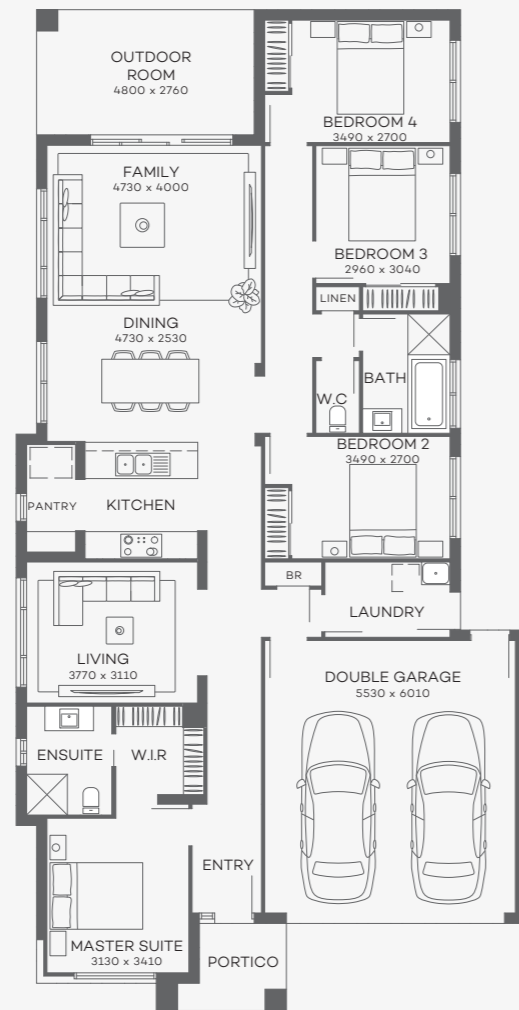


\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Vivalto 19 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.

# VIVALTO 23

Floorplan based on the Bungalow facade as displayed.

4 | 2 | 2 | 2



Home Area	156.82m <sup>2</sup>	Home Width	11.24m
Garage Area	36.27m <sup>2</sup>	Home Length	22.07m
Outdoor Area	13.25m <sup>2</sup>		
Portico Area	4.26m <sup>2</sup>		
<b>Total Area</b>	<b>210.60m<sup>2</sup></b>	<b>Min block width</b>	<b>12.5m*</b>
		(as per standard plan)	

# VIVALTO FACADE OPTIONS

Facades based on the Vivalto 23.

BUNGALOW



MAYFAIR



MODE



OAKLAND



\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Vivalto 23 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.





## STANDARD INCLUSIONS

# BREEZE SERIES COLLECTION

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.

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](http://www.metricon.com.au/terms). 20191017



# 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 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 400m<sup>2</sup> 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 20m<sup>2</sup> including mulch and plants with timber edging
- River gravel to side/s of narrow lots *(if required)*



A. Hume Newington Front Entry Hinged Door



C. Keyed Window Locks



D. Four Blade Ceiling Fan



B. Delf Valencia Front Entry Door Set



E. Automatic Garage Door with Two Remote Handsets





# 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



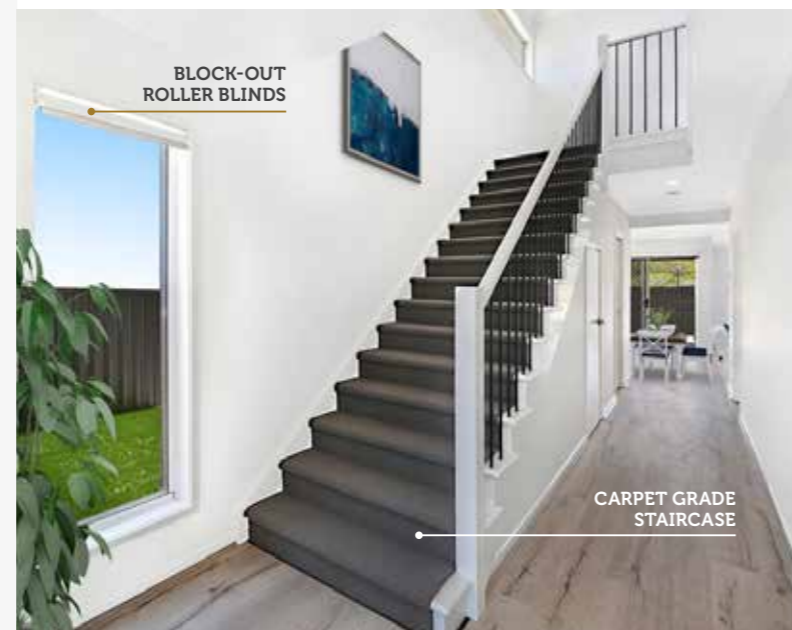
D. Delf Pomona Internal Door Handle



E. Splayed Architraves

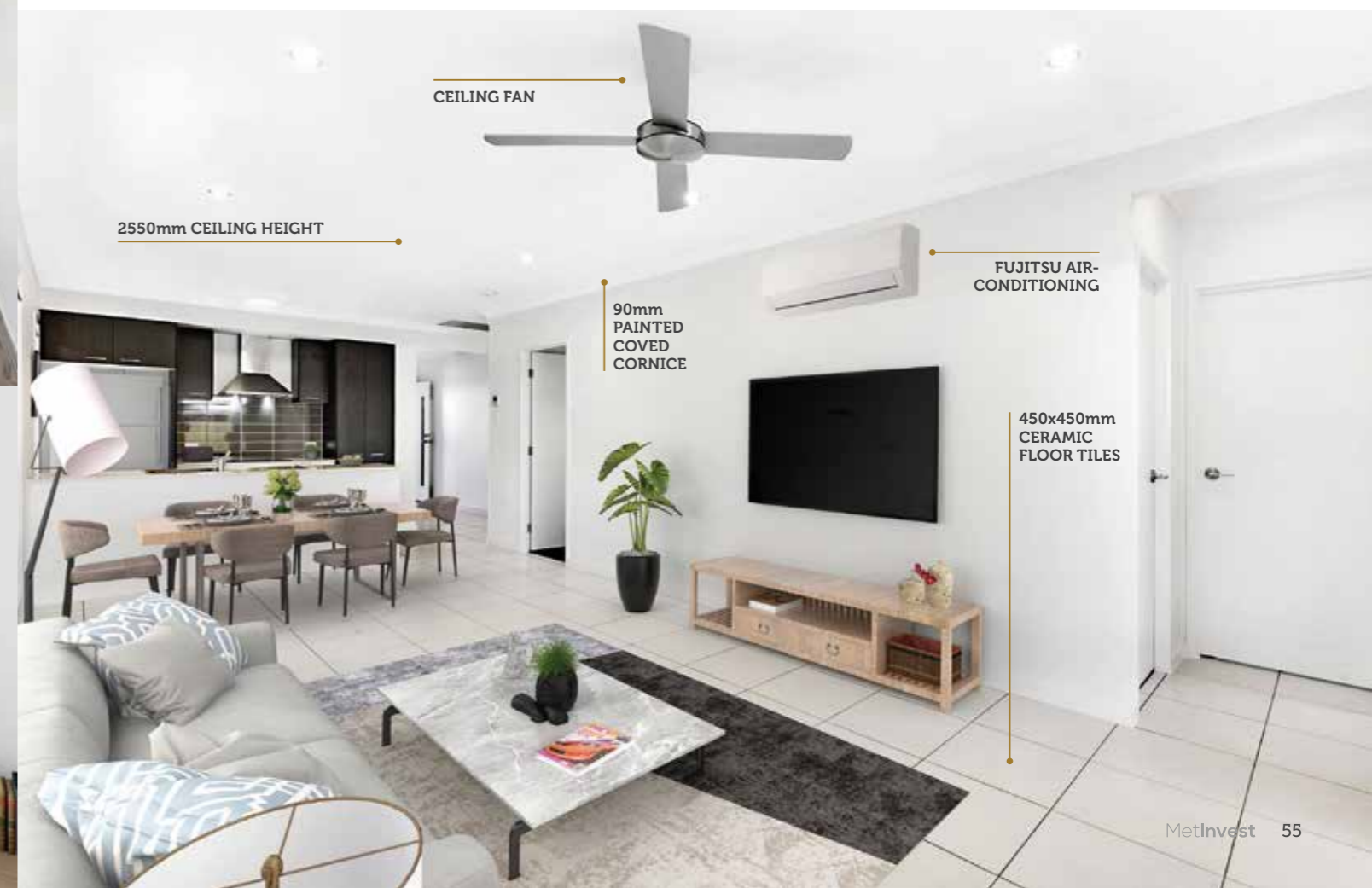


F. Painted Shelving



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 170m<sup>2</sup>)

- 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 170m<sup>2</sup>)

- 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



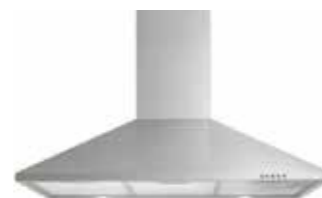
I. Clark Round Pin Chrome Mixer Tap



B. Technika 900mm Electric Ceramic Cooktop



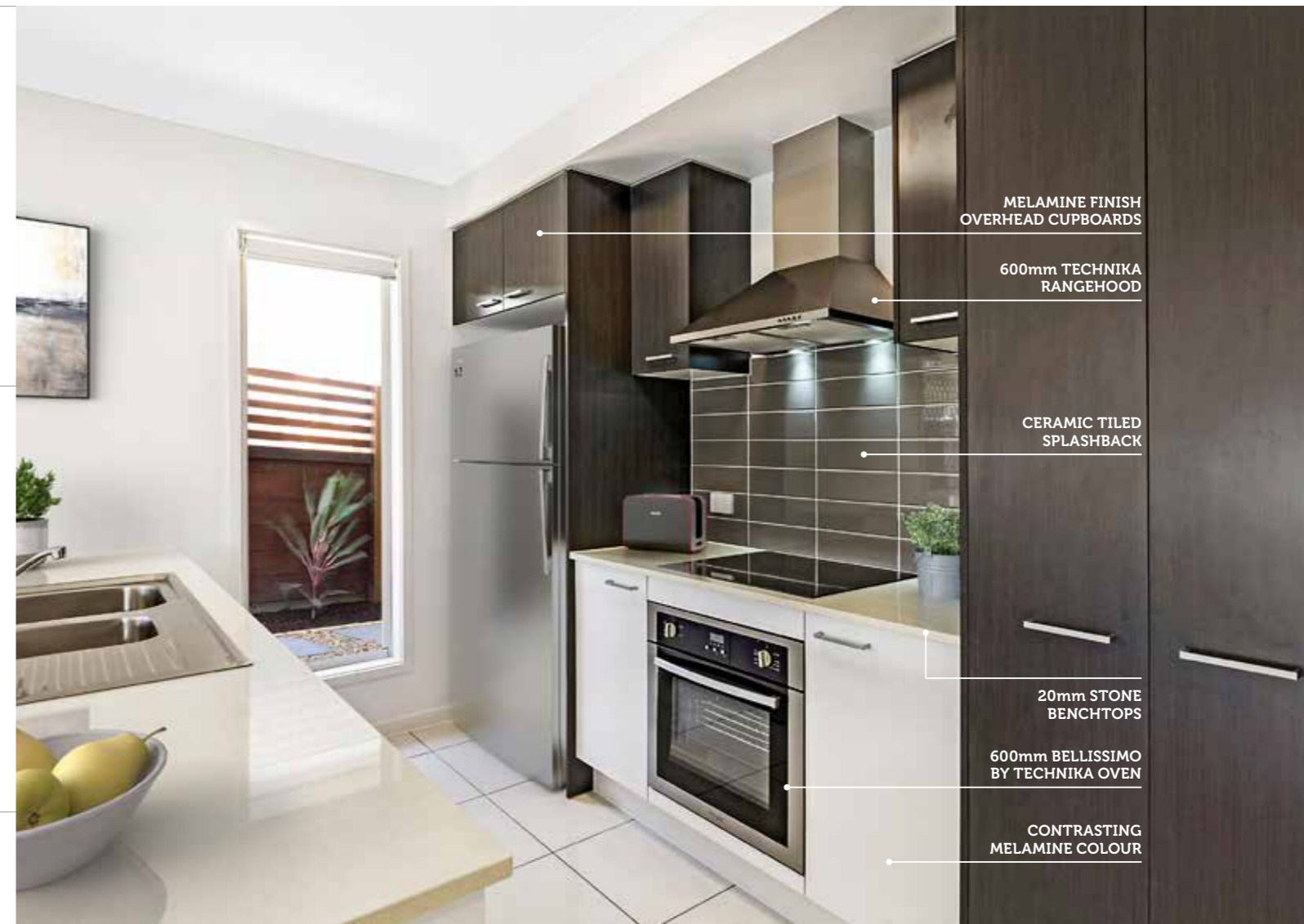
E. Technika 600mm Electric Ceramic Cooktop



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





# 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 up to eight metres plan length
- Water connection from pre-tapped water main up to and including six metre setback to house
- 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
- Lifetime structural guarantee



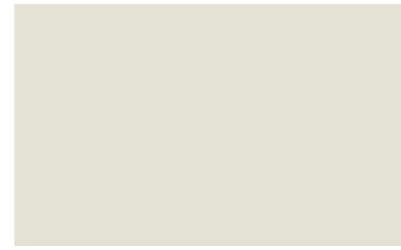




**BRICKWORK**  
 Austral Escape



**TILED ROOF\***  
 MONIER Elabana Salt Spray



**COLORBOND® ROOF**  
 COLORBOND® Surfemist



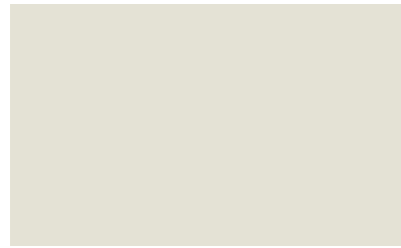
**BRICKWORK**  
 AUSTRAL Urban One - Chiffon



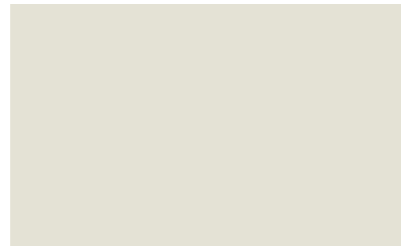
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 MONIER Elabana Barramundi



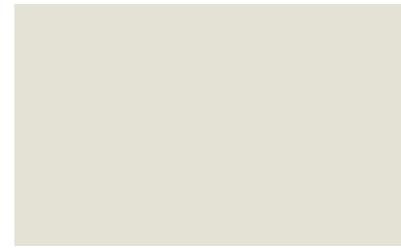
**COLORBOND® ROOF**  
 COLORBOND® Monument



**GUTTER & DOWNPIPES**  
 COLORBOND® Surfemist



**FASCIA & GARAGE DOOR**  
 COLORBOND® Surfemist



**RAINWATER TANK & CAPPING\***  
 COLORBOND® Surfemist



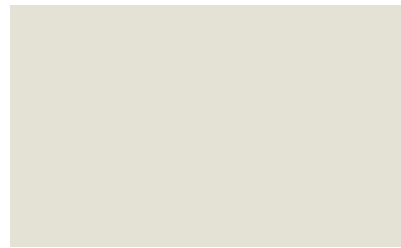
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 COLORBOND® Monument



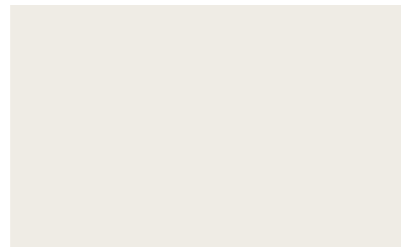
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 COLORBOND® Monument



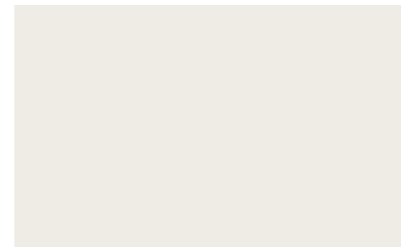
**RAINWATER TANK & CAPPING\***  
 COLORBOND® Monument



**WINDOW FRAMES  
 & SECURITY SCREENS\***  
 BRADNAMS Surfemist



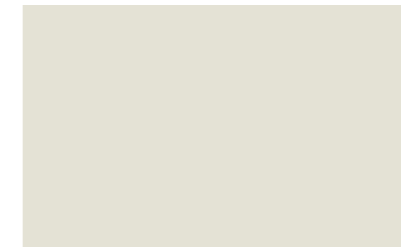
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 DULUX Natural White SW1F4



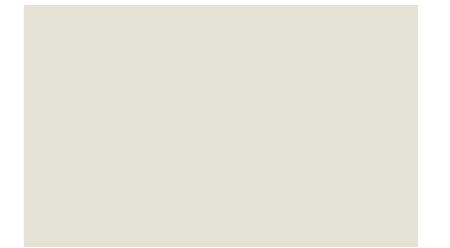
**EAVES & EXTERNAL CEILINGS**  
 DULUX Natural White SW1F4



**WINDOW FRAMES  
 & SECURITY SCREENS\***  
 BRADNAMS Monument Matt



**PAINTED FRONT ENTRY DOOR**  
 DULUX Base COLORBOND Surfemist



**EAVES & EXTERNAL CEILINGS**  
 DULUX Base COLORBOND Surfemist



**INFILLS & WOODWORK & CLADDING\***  
 DULUX Linseed S15B3



**STAIN FINISH\***  
 SIKKENS Light Oak (006)



**RENDER\***  
 DULUX Linseed S15B3



**INFILLS & WOODWORK & CLADDING\***  
 DULUX Winter Fog SN4A6



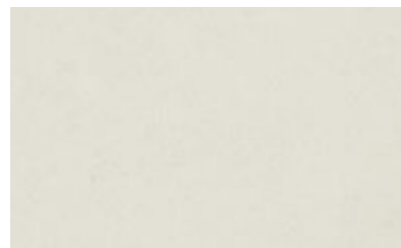
**STAIN FINISH\***  
 SIKKENS Ebony (020)



**RENDER\***  
 DULUX Winter Fog SN4A6



**EXPOSED AGGREGATE\***  
 BORAL Range 1 River Red



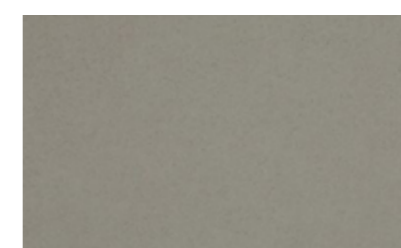
**FACADE TILE\* & FLOOR TILE**  
 SIMPLICITY Limestone External  
 400 x 400mm



**LETTERBOX\* CLOTHESLINE\***  
 POLYTEK Key Largo  
 (paint finish) Pebble Beach



**EXPOSED AGGREGATE\***  
 BORAL Range 1 Midnight



**FACADE TILE\* & FLOOR TILE**  
 SIMPLICITY Dark Grey 400 x 400mm



**LETTERBOX\* CLOTHESLINE\***  
 POLYTEK Key Largo  
 (paint finish) Midnight Sky

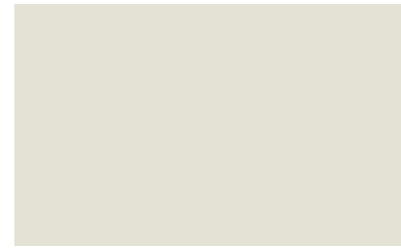
\*If applicable. \*Safety screens to all side and rear opening window sashes and sliding doors. Fly screens to all front facade opening window sashes. Images are for illustrative purposes only and while every effort has been made to correctly represent colours for this scheme, actual colours may vary. Materials, colours and brands are subject to availability and may be substituted if not available. Schemes may be changed without notice and external schemes are subject to developer covenant approval. This colour scheme is exclusive to The Breeze Series by Metricon and any approved customer variations may incur additional costs. For further information contact your property investment partner. QBCC 40992. 20191017



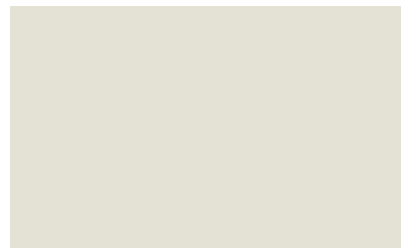
**BRICKWORK**  
PGH Frost



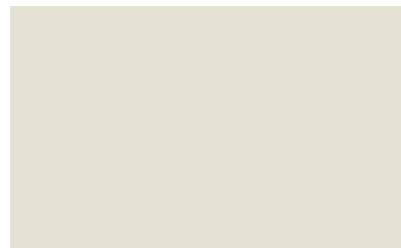
**TILED ROOF\***  
MONIER Elabana Salt Spray



**COLORBOND® ROOF**  
COLORBOND® Surfmist



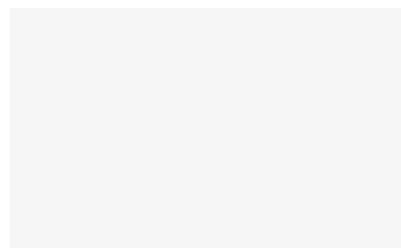
**GUTTER & DOWNPIPES**  
COLORBOND® Surfmist



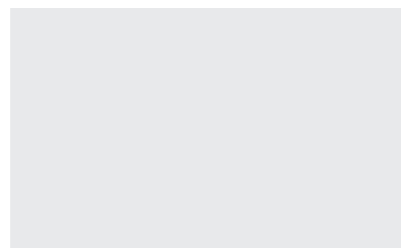
**FASCIA & GARAGE DOOR**  
COLORBOND® Surfmist



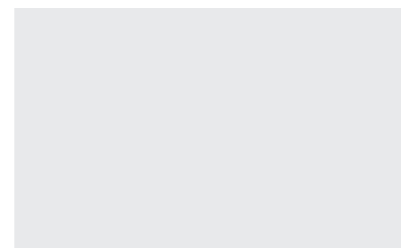
**RAINWATER TANK & CAPPING\***  
COLORBOND® Dune



**WINDOW FRAMES  
& SECURITY SCREENS\***  
BRADNAMS Pearl White Gloss



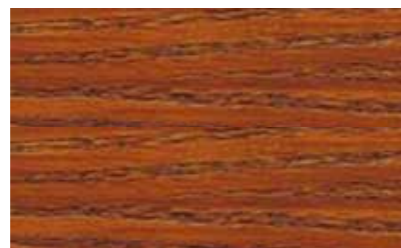
**PAINTED FRONT ENTRY DOOR**  
DULUX Lexicon SW1E3



**EAVES & EXTERNAL CEILINGS**  
DULUX Lexicon SW1E3



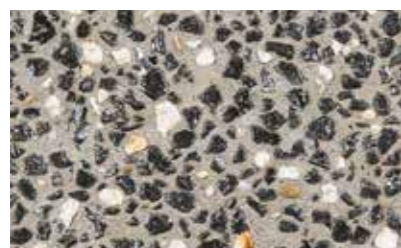
**INFILLS & WOODWORK\* & CLADDING\***  
DULUX Powered Rock S15A2



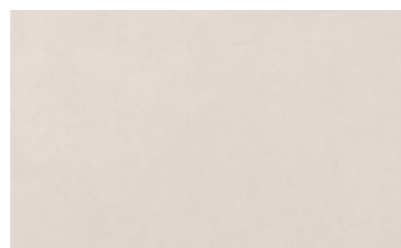
**STAIN FINISH\***  
SIKKENS Pine Natural (077)



**RENDER\***  
DULUX Powered Rock S15A2



**EXPOSED AGGREGATE\***  
BORAL Range Salt n Pepper



**FACADE TILE\* & FLOOR TILE**  
PORTIFINO Quartz External 450 x 450mm



**LETTERBOX\* CLOTHESLINE\***  
POLYTEK Key Largo Pebble Beach  
*(paint finish)*



**BRICKWORK**  
PGH Driftwood Grey



**TILED ROOF\***  
MONIER Elabana Babylon



**COLORBOND® ROOF**  
COLORBOND® Basalt



**GUTTER & DOWNPIPES**  
COLORBOND® Basalt



**FASCIA & GARAGE DOOR**  
COLORBOND® Basalt



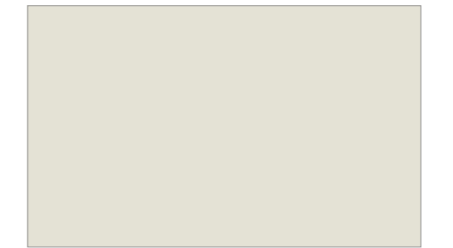
**RAINWATER TANK & CAPPING\***  
COLORBOND® Basalt



**WINDOW FRAMES  
& SECURITY SCREENS\***  
BRADNAMS Custom Matt Black



**PAINTED FRONT ENTRY DOOR**  
DULUX Colorbond Basalt



**EAVES & EXTERNAL CEILINGS**  
DULUX Colorbond Surfmist



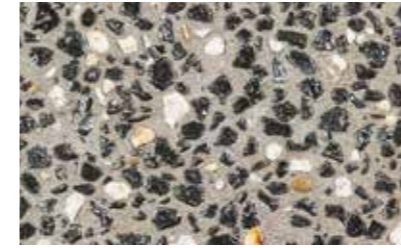
**INFILLS & WOODWORK & CLADDING\***  
DULUX Grey Bird SN4B9



**STAIN FINISH\***  
SIKKENS Ebony (020)



**RENDER\***  
DULUX Grey Bird SN4B9



**EXPOSED AGGREGATE\***  
BORAL Range 1 Salt n Pepper



**FACADE TILE\* & FLOOR TILE**  
PORTIFINO Basalt External 450 x 450mm



**LETTERBOX\* CLOTHESLINE\***  
POLYTEK Key Largo Midnight Sky  
*(paint finish)*

\*If applicable. ^Safety screens to all side and rear opening window sashes and sliding doors. Fly screens to all front facade opening window sashes. Images are for illustrative purposes only and while every effort has been made to correctly represent colours for this scheme, actual colours may vary. Materials, colours and brands are subject to availability and may be substituted if not available. Schemes may be changed without notice and external schemes are subject to developer covenant approval. This colour scheme is exclusive to The Breeze Series by Metricon and any approved customer variations may incur additional costs. For further information contact your property investment partner. QBCC 40992. 20191017



Colour Scheme  
**Wanderlust External**  
 Scheme FIVE



**BRICKWORK**  
 AUSTRAL Silver



**TILED ROOF\***  
 MONIER Elabana Wild Rice



**COLORBOND® ROOF**  
 COLORBOND® Dune



**GUTTER & DOWNPIPES & FASCIA**  
 COLORBOND® Dune



**GARAGE DOOR**  
 COLORBOND® Wallaby



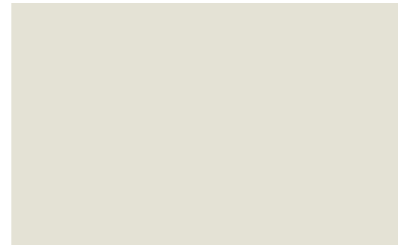
**RAINWATER TANK & CAPPING\***  
 COLORBOND® Dune



**WINDOW FRAMES  
 & SECURITY SCREENS\***  
 BRADNAMS Dune Matt



**PAINTED FRONT ENTRY DOOR**  
 DULUX Winter Terrace SN4A3



**EAVES & EXTERNAL CEILINGS**  
 DULUX Base COLORBOND Sufrmist



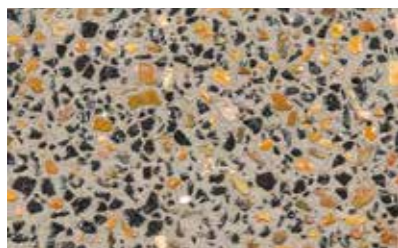
**INFILLS & WOODWORK & CLADDING\***  
 DULUX Winter Terrace SN4A3



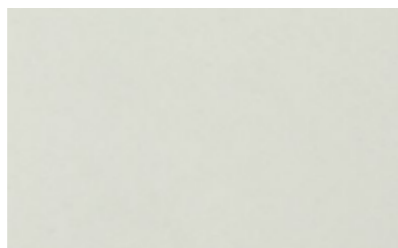
**STAIN FINISH\***  
 SIKKENS Walnut (010)



**RENDER\***  
 DULUX Winter Terrace SN4A3



**EXPOSED AGGREGATE\***  
 BORAL Range 1 Bengal

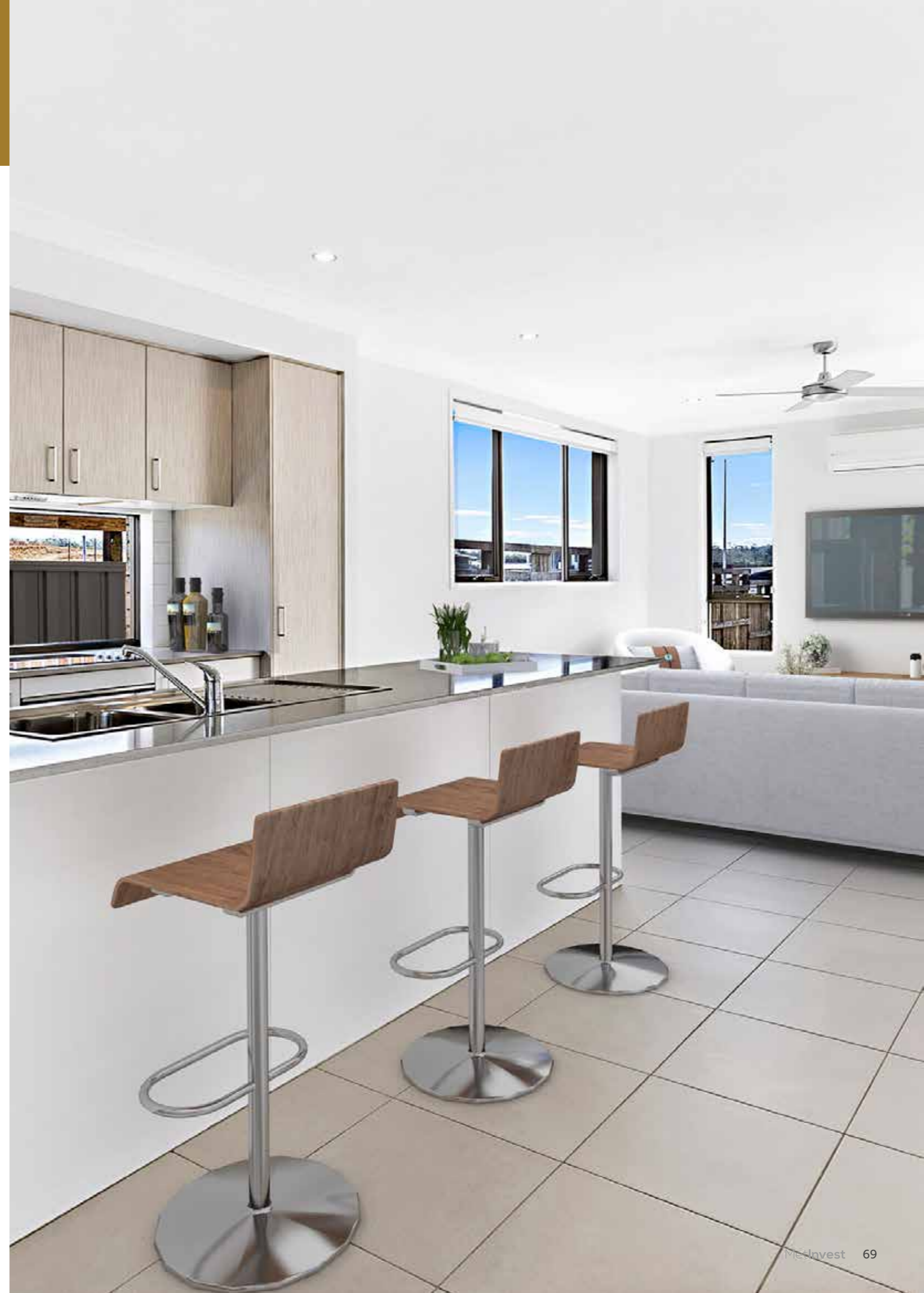


**FACADE TILE\* & FLOOR TILE**  
 PORTIFINO Fossil External 450 x 450mm



**LETTERBOX\*** POLYTEK Key Largo  
**CLOTHESLINE\*** Pebble Beach (paint finish)

\*If applicable. \*Safety screens to all side and rear opening window sashes and sliding doors. Fly screens to all front facade opening window sashes. Images are for illustrative purposes only and while every effort has been made to correctly represent colours for this scheme, actual colours may vary. Materials, colours and brands are subject to availability and may be substituted if not available. Schemes may be changed without notice and external schemes are subject to developer covenant approval. This colour scheme is exclusive to The Breeze Series by Metricon and any approved customer variations may incur additional costs. For further information contact your property investment partner. QBCC 40992. 20191017





Colour Scheme  
**Scandinavian Internal**  
 Scheme ONE

Colour Scheme  
**High Street Internal**  
 Scheme TWO



**KITCHEN/BATHROOM BENCHTOPS**  
 STONE BENCHTOPS – Concrete



**KITCHEN CABINETY**  
 LAMINEX Sublime Teak



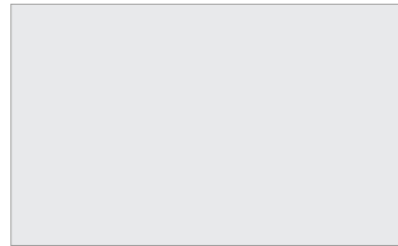
**KITCHEN OVERHEAD COLOUR**  
 FORMICA Crystal White



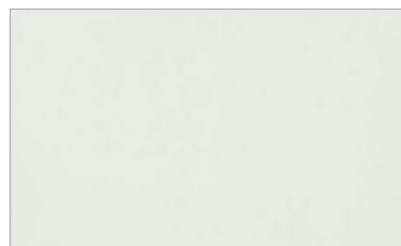
**CABINETY HANDLES**  
 Hettich 9995481 (*builder's range*)



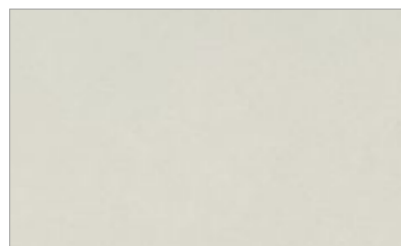
**BATHROOM/ENSUITE CABINETY**  
 LAMINEX Sublime Teak



**GENERAL PAINT** (*walls and woodwork*)  
 DULUX Lexicon SW1E3



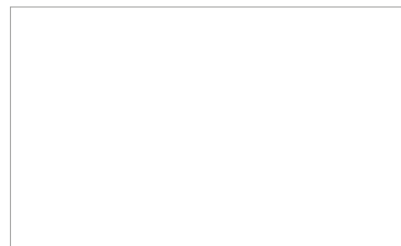
**TILED SPLASHBACK** (*kitchen*)  
 Matt White Tile 100 x 300mm



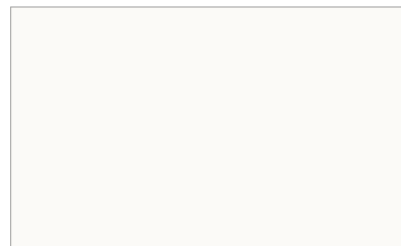
**ALL FLOOR TILES** (*including shower base, shower walls, bath hob and bath splash back*)  
 PORTIFINO Quartz Matt 450 x 450mm



**CARPET**  
 CARPET CALL Laguna Keys  
 Wild Rice (*silver range*)



**VINYL SLIDERS\***  
 BRADNAMS Glacier, Matt Silver Frame



**ROLLER BLINDS\*** (*blockout to all windows and sliding glass doors, excluding wet areas*)  
 LOVELIGHT Zen Bounty



**KITCHEN/BATHROOM BENCHTOPS**  
 STONE BENCHTOPS – Bianco Artico



**KITCHEN CABINETY**  
 LAMINEX Battalion



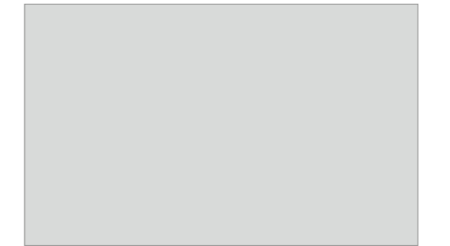
**KITCHEN OVERHEAD COLOUR**  
 LAMINEX Avignon Walnut



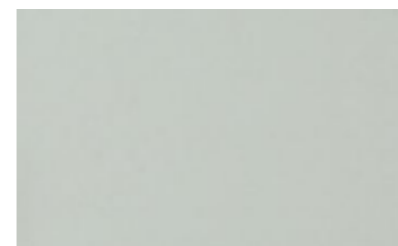
**CABINETY HANDLES**  
 Hettich 9995481 (*builder's range*)



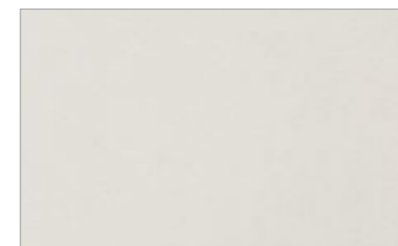
**BATHROOM/ENSUITE CABINETY**  
 LAMINEX Avignon Walnut



**GENERAL PAINT** (*walls and woodwork*)  
 DULUX Terrace White SN4F1



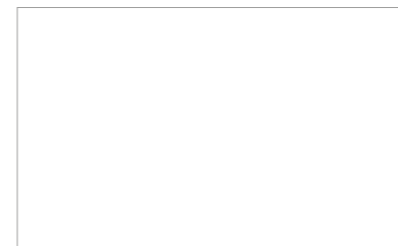
**TILED SPLASHBACK** (*kitchen*)  
 Cafe Cool Grey Matt 100 x 300mm



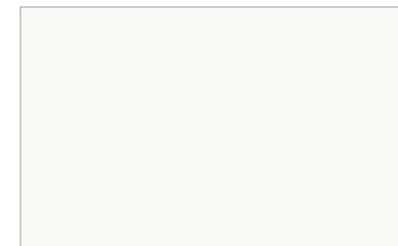
**ALL FLOOR TILES** (*including shower base, shower walls, bath hob and bath splash back*)  
 PORTIFINO Fossil Matt 450 x 450mm



**CARPET**  
 CARPET CALL Laguna Keys –  
 Smoky Sopelle (*silver range*)



**VINYL SLIDERS\***  
 BRADNAMS Glacier, Matt Silver Frame



**ROLLER BLINDS\*** (*blockout to all windows and sliding glass doors, excluding wet areas*)  
 LOVELIGHT Zen Bounty

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Colour Scheme  
Coastal Internal  
Scheme THREE

Colour Scheme  
Industrial Internal  
Scheme FOUR



**KITCHEN/BATHROOM BENCHTOPS**  
STONE BENCHTOPS – Bianco Artico



**KITCHEN CABINETS**  
LAMINEX Polar White



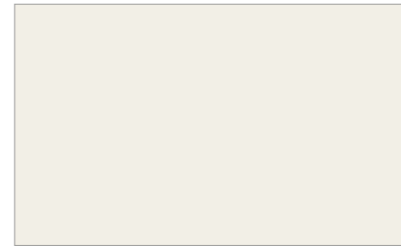
**KITCHEN OVERHEAD COLOUR**  
LAMINEX Whitewashed Oak



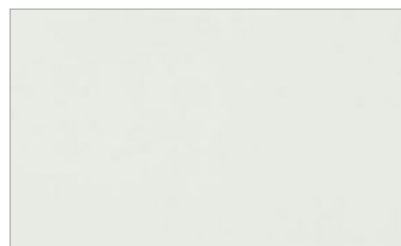
**CABINETS HANDLES**  
Hettich 9995481 (*builder's range*)



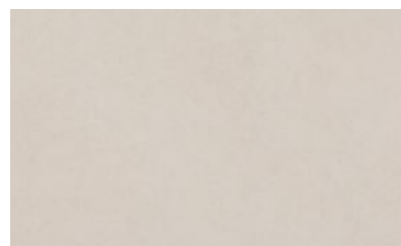
**BATHROOM/ENSUITE CABINETS**  
LAMINEX Whitewashed oak



**GENERAL PAINT** (*walls and woodwork*)  
DULUX White Polar Quarter SW1F2



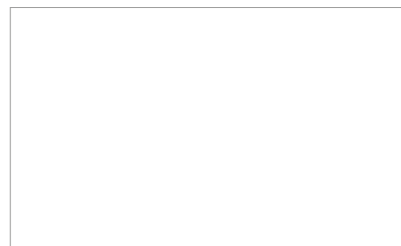
**TILED SPLASHBACK**  
Matt White Tile 100 x 300mm



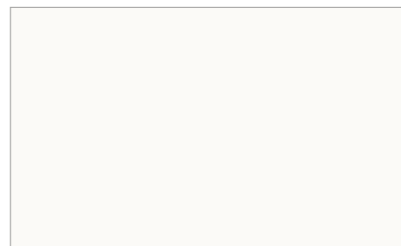
**ALL FLOOR TILES** (*including shower base, shower walls, bath hob and bath splash back*)  
PORTIFINO Shell Matt 450 x 450mm



**CARPET**  
CARPET CALL Park Regis – Bignell (*silver range*)



**VINYL SLIDERS\***  
BRADNAMS Glacier, Matt Silver Frame



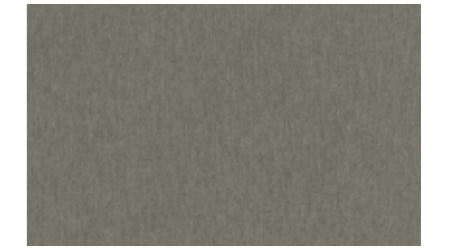
**ROLLER BLINDS\*** (*blockout to all windows and sliding glass doors, excluding wet areas*)  
LOVELIGHT Zen Bounty



**KITCHEN/BATHROOM BENCHTOPS**  
STONE BENCHTOPS – Midnight



**KITCHEN CABINETS**  
LAMINEX Natural Walnut



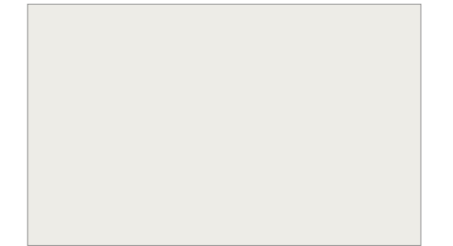
**KITCHEN OVERHEAD COLOUR**  
LAMINEX Moose



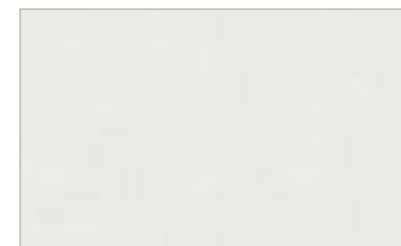
**CABINETS HANDLES**  
Hettich 9995481 (*builder's range*)



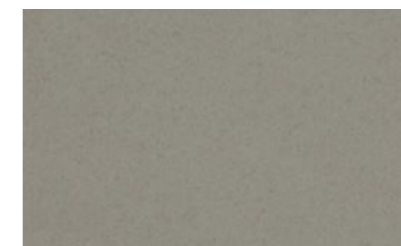
**BATHROOM/ENSUITE CABINETS**  
LAMINEX Natural Walnut



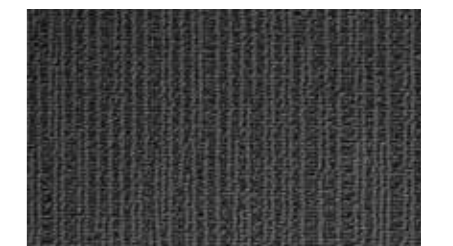
**GENERAL PAINT** (*walls and woodwork*)  
DULUX Casper White Quarter SW1H4



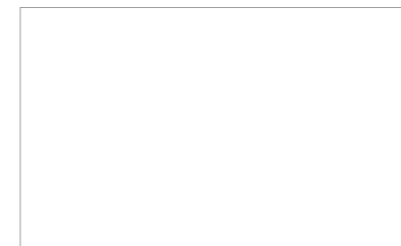
**TILED SPLASHBACK**  
Matt White Tile 100 x 300mm



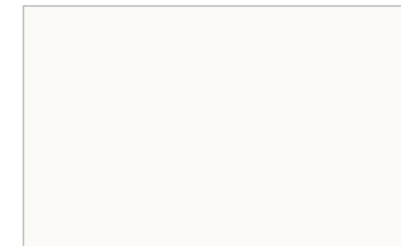
**ALL FLOOR TILES** (*including shower base, shower walls, bath hob and bath splash back*)  
SIMPLICITY Dark Grey 400 x 400mm



**CARPET**  
CARPET CALL New Sisal – Bella (*silver range*)



**VINYL SLIDERS\***  
BRADNAMS Glacier, Matt Silver Frame



**ROLLER BLINDS\*** (*blockout to all windows and sliding glass doors, excluding wet areas*)  
LOVELIGHT Zen Bounty

\*If applicable. Images are for illustrative purposes only and while every effort has been made to correctly represent colours for this scheme, actual colours may vary. Materials, colours and brands are subject to availability and may be substituted if not available. Schemes may be changed without notice and external schemes are subject to developer covenant approval. This colour scheme is exclusive to The Breeze Series by Metricon and any approved customer variations may incur additional costs. For further information contact your property investment partner. QBCC 40992. 20191017



**Optional**  
Laminate Timber Flooring  
Size: 8mm thick

The Breeze Series | 

**OPTION 1**



**HELVETIC**  
LUGANO OAK KP1742

**OPTION 3**



**HELVETIC**  
STRASSBOURG OAK KP1703

**OPTION 2**



**HELVETIC**  
HELSINKI OAK KP1705

**OPTION 4**



**HELVETIC**  
NOCE MONTE 2 Strip KP1754



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# The Platinum Collection

Min. Block Width*	Home	Page	Size m <sup>2</sup>	Beds	Bath	Living Areas	Car
<b>PLATINUM SERIES</b>							
12.5m	ARABICA 33	72	308	5	3	4	2
	ESPRESSO 30	74	280	4	3.5	3	2

\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines.

# ARABICA 33

Floorplan based on the Bungalow facade as displayed.

5 | 3 | 4 | 2



Home Area	253.13m <sup>2</sup>
Garage Area	37.33m <sup>2</sup>
Outdoor Area	10.80m <sup>2</sup>
Portico Area	6.46m <sup>2</sup>
<b>Total Area</b>	<b>307.72m<sup>2</sup></b>

Home Width	11.15m
Home Length	20.51m
<b>Min block width</b> (as per standard plan)	<b>12.5m*</b>

# ARABICA FACADE OPTIONS

Facades based on the Arabica 33.

BUNGALOW



MAYFAIR



MODE



TASMAN



\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Arabica 33 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.

# ESPRESSO 30

Floorplan based on the Bungalow facade as displayed.

4 | 3.5 | 3 | 2



Home Area	227.27m <sup>2</sup>
Garage Area	36.55m <sup>2</sup>
Outdoor Area	10.80m <sup>2</sup>
Portico Area	5.60m <sup>2</sup>
<b>Total Area</b>	<b>280.22m<sup>2</sup></b>

Home Width	10.79m
Home Length	20.15m
<b>Min block width</b> (as per standard plan)	<b>12.5m*</b>

# ESPRESSO FACADE OPTIONS

Facades based on the Espresso 30.

BUNGALOW



MAYFAIR



MODE



TASMAN



\*Minimum block width and depth is subject to orientation and fall of land and developer and council guidelines. Standard home price excludes concrete slab to the outdoor room and portico. Please speak to a New Home Advisor for available options and costs. \*Facades shown are based on the Espresso 30 and feature some upgrade items above standard specification such as feature render, feature entry door, feature cladding, timber panelling, exterior lights, flat profile roof tiles, feature tiles, paving, driveway, feature brick, Colorbond® roof, timber stain and timber-look garage door.





## STANDARD INCLUSIONS

# THE PLATINUM COLLECTION

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.

The Platinum Collection 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 Platinum Collection 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 Platinum Collection 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 Platinum Collection 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](http://www.metricon.com.au/terms). 20191017



# 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. Corinthian Infinity 2340mm high stained external front entry hinged door with translucent glass [6G]
- Corinthian flush panel and/or No.7 backdoor clear glazed painted external hinged door

## Door Furniture

- B. Gainsborough Trilock Contemporary 8901 Angular 3-in-1 security set with lever handle entrance set
- Gainsborough 540 series Terrace entrance external lock set and 550 double cylinder deadbolt to other external doors *(if applicable)*

## Entry, Side and Rear Frame (home specific)

- Stained timber front entry door frame with sidelights in translucent glass *(if applicable)*
- Powder coated aluminium rear or side external door frames

## Render

- Painted render finish to exterior of home in The Platinum Collection pre-selected range of colours

## Roof

- Colorbond® roof in The Platinum Collection pre-selected range of colours

## Roof Plumbing

- Colorbond® fascia, gutter and downpipes in The Platinum Collection 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

## 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 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 Platinum Collection pre-selected range of range of colours

## Porcelain Tiles

- Porcelain 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 400m<sup>2</sup> lot size

## Landscaping and Fencing

- Treated pine good neighbour paling fence to side and rear boundaries including return fences with one pedestrian gate.
- Garden bed up to 20m<sup>2</sup> including mulch and plants with paved edging
- River gravel to side/s of narrow lots *(if required)*



A. Corinthian Infinity Stained External Front Entry Hinged Door



B. Gainsborough Trilock Contemporary Angular Front Entry Door Set



C. Keyed Window Locks



D. Four Blade Ceiling Fan



E. Automatic Garage Door with Two Remote Handsets





# 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. 600mm x 600mm square porcelain tiles to main floor from The Platinum Collection pre-selected range of colours (refer working drawings)

### PLUS

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

## Doors and Door Furniture

C. Corinthian 2340mm high flush panel painted internal hinged doors

D. Gainsborough Angular internal door lever handles on round backplate in bright chrome finish

- Double cylinder 550 deadbolt to garage hinged internal passage door

## Internal Sliding Doors

- 2340mm high framed mirror sliding doors to all wardrobes
- 2340mm high 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

- 2700mm nominal ceiling height (2550mm to upper floor on double storey homes)

## Ceiling Fans

- Ceiling fan 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

- 90mm painted coved cornice, 67mm x 12mm painted played architraves and skirting, 18mm architrave to ensuite, bathroom and powder room

## Staircase

- Contemporary style stained finish staircase with square edge treads, MET6 downturn handrail and 16mm round stainless steel balusters to stairs and first floor voids in double storey homes

## Shelving

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

## Air Conditioning

- Fujitsu ducted air-conditioning system



A. Main Floor Tiles plus B. Platinum Range Carpet

C. Corinthian 2340mm Internal Hinged Door



D. Gainsborough Angular Internal Door Handle

E. Painted Shelving





# 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.

## Caesartone Benchtops

- 20mm Caesarstone® benchtops in The Platinum Collection pre-selected range of colours including 40mm mitred edge and gable ends to island bench

## Cabinetry

- Melamine finish cupboards and drawers with door handles and finger pulls to overhead cupboards
- Provisions for dishwasher and microwave with pot drawer
- Contrasting melamine colour

## Appliances

- A. Smeg 900mm stainless steel classic thermoseal under bench oven [SFRA9300X]
- B. Smeg 900mm stainless steel 5 burner gas cooktop with wok burner [CIR93AXS]
- C. Smeg 900mm stainless steel undermount rangehood [PUM901X]
- D. Smeg stainless steel built-in microwave oven with grill and steam vessel [SBIM30X-1]
- E. Smeg stainless steel semi-integrated dishwasher [DWA16314X]

## Sink

- F. Clark Monaco double bowl undermount stainless steel kitchen sink in chrome [EXDU]
- G. Clark Monaco single bowl undermount stainless steel sink to butler's pantry [EVBU] (*available to certain designs only, refer working drawings*)

## Tapware

- H. Dorf Vixen chrome retractable sink mixer tap [6494.044A]
- Cold water tap to refrigerator space

## Splashback

- Ceramic tiled kitchen and pantry splashbacks (*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. Smeg 900mm Stainless Steel Classic Under Bench Oven**



**E. Smeg 900mm Stainless Steel Semi-Integrated Dishwasher**



**B. Smeg 900mm Stainless Steel 5 Burner Gas Cooktop with Wok Burner**



**F. Clark Monaco Double Bowl Undermount Stainless Steel Kitchen Sink**



**C. Smeg 900mm Stainless Steel Undermount Rangehood**



**G. Clark Monaco Single Bowl Undermount Stainless Steel Kitchen Sink**



**D. Smeg Stainless Steel Built-In Microwave Oven with Grill and Steam Vessel**



**H. Dorf Vixen Chrome Retractable Sink Mixer Tap**



**smeg**  
technology with style

SMEG 900mm STAINLESS STEEL UNDERMOUNT RANGEHOOD

SMEG 900mm STAINLESS STEEL CLASSIC OVEN

Kitchen inclusions as listed. Image depicts items not supplied by Metricon namely decorative light fittings. Image contains upgrade items not included in The Platinum Collection by Metricon Standard Inclusions namely marble splashback, custom overhead cupboards, custom kitchen cabinetry and timber flooring.

# Bathroom Features

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

## Caesartone Benchtops

- 20mm Caesarstone® benchtops in The Platinum Collection pre-selected range of colours

## Cabinetry

- Melamine finish vanities in The Platinum Collection pre-selected range of colours and door handles

## Mirror

- Polished edge frameless 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 perimeter framed glass shower screens with frameless pivot door

## Bath

- B. Caroma Aura 1800 back to wall freestanding white bath with chrome waste to ensuite [AU8WFW]
- C. Caroma Newbury acrylic white island bath to bathroom as per standard plan size [NW5W or NW7W]

## Toilet Suite

- D. Clark Round back to wall white toilet suite with soft close seat [CL30009.W4S]

## Tap and Outlet

- E. Caroma Urbane chrome mixer taps [98582C5A]
- F. Caroma Urbane chrome wall mounted bath mixer with spout on back-plate [98586C5A]
- G. Caroma Urbane chrome multifunction rail shower with overhead [98590C3A]

## Towel Rail and Toilet Roll Holder

- H. Clark Round chrome single towel rails 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]

## Porcelain Tiles

- Porcelain tiled bathroom, ensuite, powder room and water closet floors and skirting, with full height to walls including tile trims (where required)
- Tiled recessed shelf including tile trims to shower compartments
- Smart tile 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. Caroma Urbane Chrome Bath Mixer with Spout



B. Caroma Aura 1800 Freestanding Bath



C. Caroma Newbury Island Bath



G. Caroma Urbane Chrome Multifunction Rail Shower with Overhead



D. Clark Round Back to Wall Toilet Suite with Soft Close Seat



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



I. Clark Round Chrome 300mm Single Towel Rail



E. Caroma Urbane Chrome Mixer Taps



J. Clark Round Chrome Toilet Roll Holders



Bathroom inclusions as listed. Image contains upgrade items not included in The Platinum Collection by Metricon Standard Inclusions namely custom cabinetry and feature wall and floor tiles.



# Laundry Features

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

## Caesartone Benchtops

- 20mm Caesarstone® benchtop in The Platinum Collection pre-selected range of colours

## Laundry Tub and Cabinet

- A. Clark 45 litre stainless steel drop-in laundry tub [8520]
- Melamine finish cupboard with door handles in The Platinum Collection pre-selected range of colours

## Tapware

- B. Dorf Vixen chrome retractable sink mixer tap to laundry tub [6494.044A]
- Washing machine taps with non-return valve, installed under cabinet

## Porcelain Tiles

- Porcelain tiled laundry floor, skirting and splashback over benchtop
- Smart tile floor waste (where required)

A. Clark 45L Stainless Steel Drop-In Laundry Tub



B. Dorf Vixen Chrome Retractable Sink Mixer Tap to Laundry Tub



PORCELAIN TILED SPLASHBACK OVER BENCHTOP

MELAMINE FINISH CUPBOARD

Laundry inclusions as listed. Image depicts items not supplied by Metricon namely wallpaper. Image contains upgrade items not included in The Platinum Collection by Metricon Standard Inclusions.

# 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 garage
- LED strip pendant light fitting over kitchen island bench
- 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

## Home Network

- Home Network Lite system including an enclosure, 1Gb Ethernet switch, one phone, one WAN, two TV and three data points

## 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 entry, garage and laundry external doors

## Hot Water Unit

- B. 280L Chromogen Midea heat pump hot water unit
- 500 KPA water pressure limiting device
- WELS rated water saving shower heads and tapware

A. Double Power Point



B. 280L Chromogen Hot Water Unit



LED DOWNLIGHTS THROUGHOUT KITCHEN AND LIVING AREA

Electrical and Energy Efficiency inclusions as listed. Image depicts items not supplied by Metricon in namely refrigerator. Image contains upgrade items not included in The Platinum Collection by Metricon Standard Inclusions namely feature lighting and wallpaper.



# 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

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- 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 up to eight metres plan length
- Water connection from pre-tapped water main up to and including six metre setback to house
- 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
- Lifetime structural guarantee



**RENDER ONE\***  
DULUX Grey Pebble Quarter S14B1Q

**RENDER TWO\***  
DULUX Grey Pebble S14B1



**TILED ROOF\***  
MONIER Atura Aniseed



**COLORBOND® ROOF**  
COLORBOND® Jasper



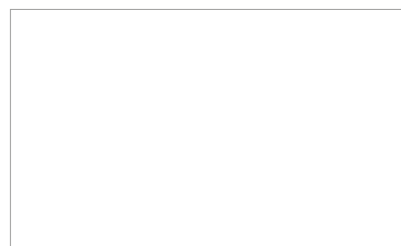
**GUTTER & DOWNPIPES**  
COLORBOND® Jasper



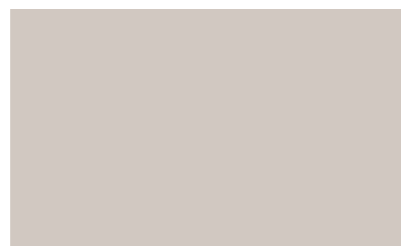
**FASCIA & GARAGE DOOR**  
COLORBOND® Jasper



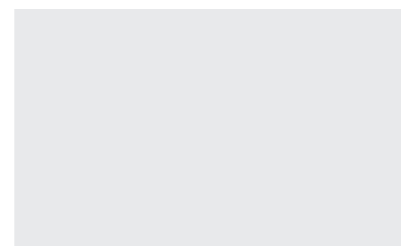
**RAINWATER TANK & CAPPING\***  
COLORBOND® Jasper



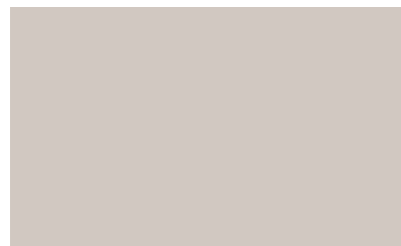
**WINDOW FRAMES  
& SECURITY SCREENS\***  
BRADNAMS Pearl White Gloss



**CLADDING\***  
DULUX Grey Pebble S14B1



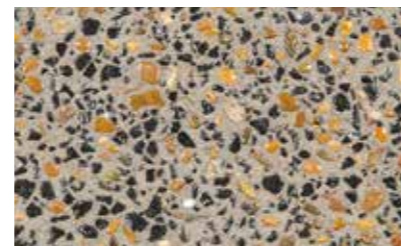
**EAVES & EXTERNAL CEILINGS**  
DULUX Lexicon SW1E3



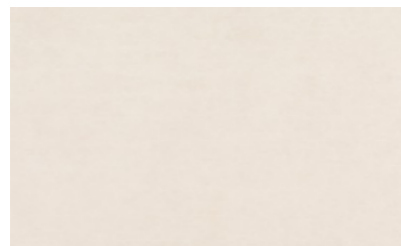
**TIMBER POSTS & BEAMS\***  
DULUX Grey Pebble S14B1



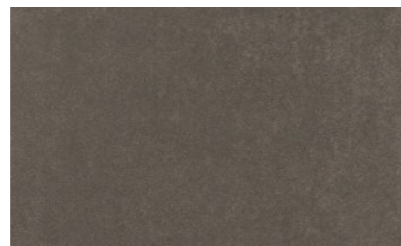
**STAIN FINISH\***  
SIKKENS Dark Oak (009)



**EXPOSED AGGREGATE\***  
BORAL Range 1 Bengal



**FLOOR TILE**  
BELGIUM STONE Ice External  
600 x 600mm (MAXFL1183)



**FEATURE TILE\***  
BELGIUM STONE Mocha Natural  
300 x 600mm



**LETTERBOX\***  
POLYTEK Key Largo  
*(paint finish)*

**CLOTHESLINE\***  
Pebble Beach



**RENDER ONE\***  
DULUX Ghosting Quarter S15A1

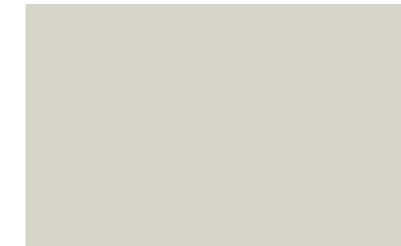
**RENDER TWO\***  
DULUX Western Myall SN4G7



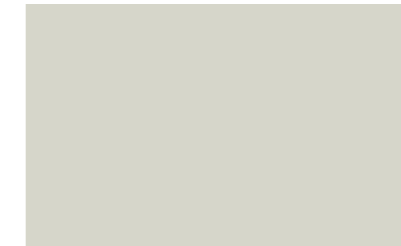
**TILED ROOF\***  
MONIER Atura Salt Spray



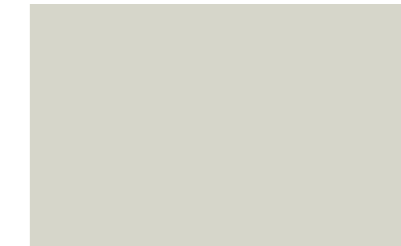
**COLORBOND® ROOF**  
COLORBOND® Surfmist



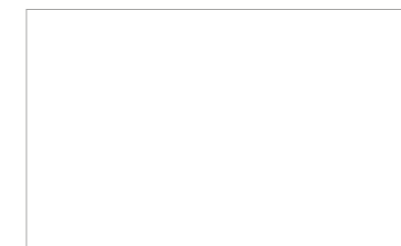
**GUTTER & DOWNPIPES**  
COLORBOND® Surfmist



**FASCIA & GARAGE DOOR**  
COLORBOND® Surfmist



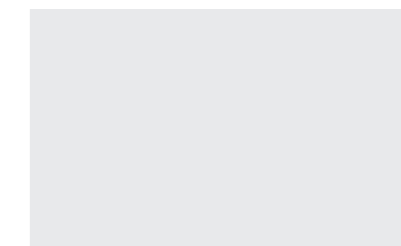
**RAINWATER TANK & CAPPING\***  
COLORBOND® Surfmist



**WINDOW FRAMES  
& SECURITY SCREENS\***  
BRADNAMS Pearl White Gloss



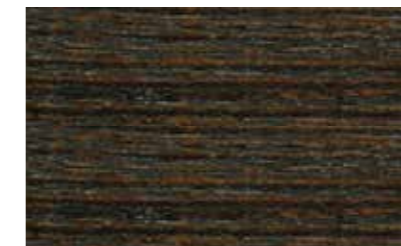
**CLADDING\***  
DULUX Western Myall SN4G7



**EAVES & EXTERNAL CEILINGS**  
DULUX Lexicon SW1E3



**TIMBER POSTS & BEAMS\***  
Western Myall SN4G7



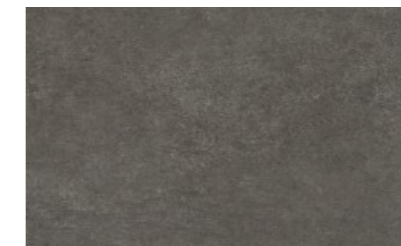
**STAIN FINISH\***  
SIKKENS Walnut (010)



**EXPOSED AGGREGATE\***  
BORAL Range 1 Salt N Pepper



**FLOOR TILE**  
BELGIUM STONE Bruno External  
600 x 600mm (MAXFL1190)



**FEATURE TILE\***  
BELGIUM STONE Carbone Natural  
300 x 600mm



**LETTERBOX\***  
POLYTEK Key Largo  
*(paint finish)*

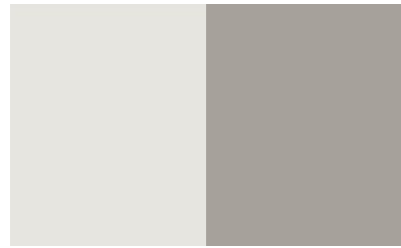
**CLOTHESLINE\***  
Midnight Sky

\*If applicable. \*Safety screens to all side and rear opening window sashes and sliding doors. Fly screens to all front facade opening window sashes. Images are for illustrative purposes only and while every effort has been made to correctly represent colours for this scheme, actual colours may vary. Materials, colours and brands are subject to availability and may be substituted if not available. Schemes may be changed without notice and external schemes are subject to developer covenant approval. This colour scheme is exclusive to The Platinum Series by Metricon and any approved customer variations may incur additional costs. For further information contact your property investment partner. QBCC 40992. 20191017



Colour Scheme  
External  
Scheme THREE

Colour Scheme  
External  
Scheme FOUR



**RENDER ONE\***  
DULUX Snowy  
Mountains SW1E6

**RENDER TWO\***  
DULUX Missouri  
Mud S11A3



**TILED ROOF\***  
MONIER Elabana Sambuca



**COLORBOND® ROOF**  
COLORBOND® Monument



**GUTTER & DOWNPIPES**  
COLORBOND® Monument



**FASCIA & GARAGE DOOR**  
COLORBOND® Monument



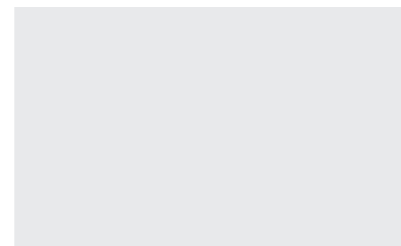
**RAINWATER TANK & CAPPING\***  
COLORBOND® Monument



**WINDOW FRAMES  
& SECURITY SCREENS\***  
BRADNAMS Monument Matt



**CLADDING\***  
DULUX Missouri Mud S11A3



**EAVES & EXTERNAL CEILINGS**  
DULUX Lexicon SW1E3



**TIMBER POSTS & BEAMS\***  
DULUX Missouri Mud S11A3



**STAIN FINISH\***  
SIKKENS Ebony (020)



**EXPOSED AGGREGATE\***  
BORAL Range 1 Midnight



**FLOOR TILE**  
BELGIUM STONE Cenere External  
600 x 600mm (MAXFL1195)



**FEATURE TILE\***  
BELGIUM STONE Cenere Natural  
300 x 600mm



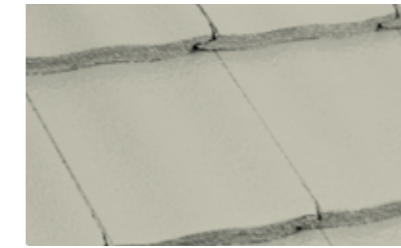
**LETTERBOX\***  
POLYTEK Key Largo  
*(paint finish)*

**CLOTHESLINE\***  
Midnight Sky



**RENDER ONE\***  
DULUX Grey Pebble  
Quarter S14B1Q

**RENDER TWO\***  
DULUX Grey  
Pebble S14B1



**TILED ROOF\***  
MONIER Atura Wild Rice



**COLORBOND® ROOF**  
COLORBOND® Windspray



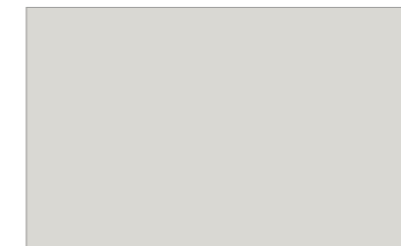
**GUTTER & DOWNPIPES**  
COLORBOND® Windspray



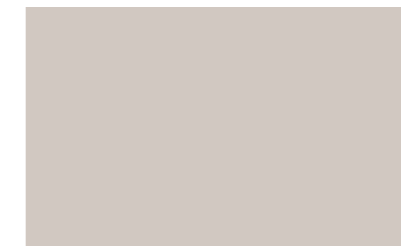
**FASCIA & GARAGE DOOR**  
COLORBOND® Windspray



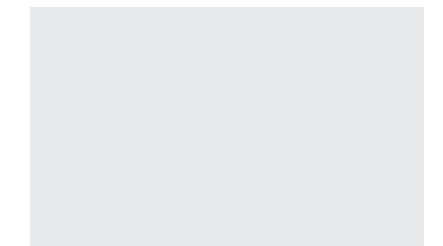
**RAINWATER TANK & CAPPING\***  
COLORBOND® Windspray



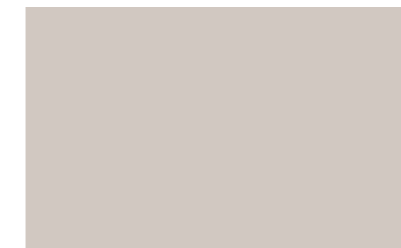
**WINDOW FRAMES  
& SECURITY SCREENS\***  
BRADNAMS Surfmist



**CLADDING\***  
DULUX Grey Pebble S14B1



**EAVES & EXTERNAL CEILINGS**  
DULUX Lexicon SW1E3



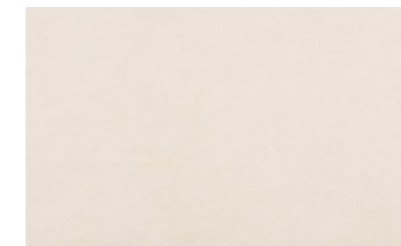
**TIMBER POSTS & BEAMS\***  
DULUX Grey Pebble S14B1



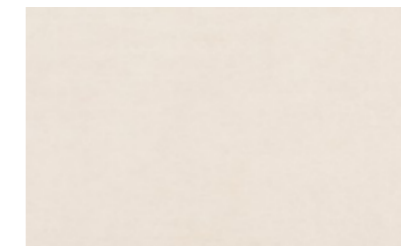
**STAIN FINISH\***  
SIKKENS Ebony (020)



**EXPOSED AGGREGATE\***  
BORAL Range 1 Salt N Pepper



**FLOOR TILE**  
BELGIUM STONE Bruno External  
600 x 600mm (MAXFL1190)



**FEATURE TILE\***  
BELGIUM STONE Bruno Natural  
300 x 600mm



**LETTERBOX\***  
POLYTEK Key Largo  
*(paint finish)*

**CLOTHESLINE\***  
Pebble Beach

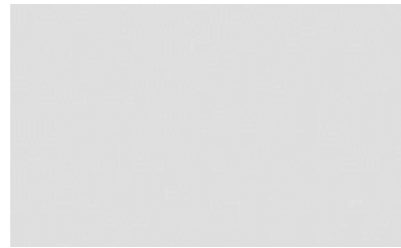
\*If applicable. \*Safety screens to all side and rear opening window sashes and sliding doors. Fly screens to all front facade opening window sashes. Images are for illustrative purposes only and while every effort has been made to correctly represent colours for this scheme, actual colours may vary. Materials, colours and brands are subject to availability and may be substituted if not available. Schemes may be changed without notice and external schemes are subject to developer covenant approval. This colour scheme is exclusive to The Platinum Series by Metricon and any approved customer variations may incur additional costs. For further information contact your property investment partner. QBCC 40992. 20191017

Colour Scheme  
Internal  
Scheme ONE

Colour Scheme  
Internal  
Scheme TWO



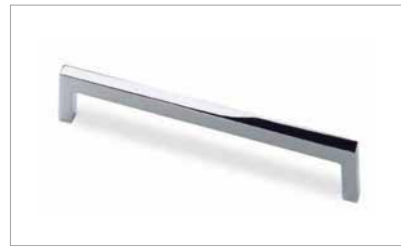
**KITCHEN / BATHROOM / LAUNDRY**  
CAESARSTONE® Ocean Foam



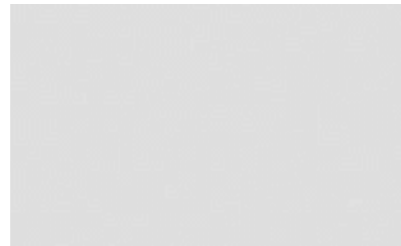
**KITCHEN CABINETRY**  
LAMINEX Aries



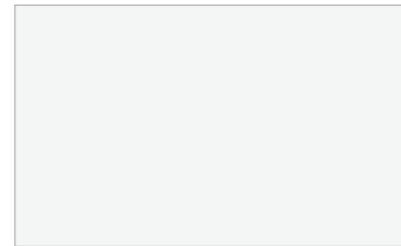
**KITCHEN OVERHEAD COLOUR**  
LAMINEX Whitewashed Oak



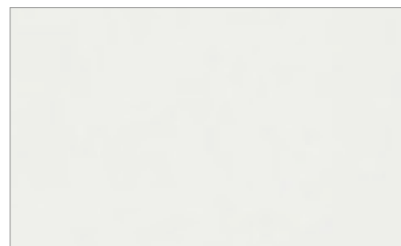
**CABINETRY HANDLES**  
Hettich 9995481 (builder's range)



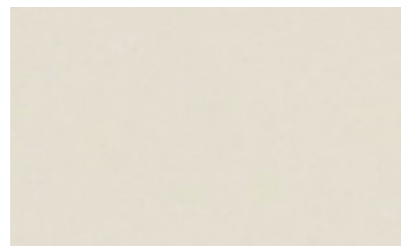
**BATHROOM / ENSUITE / LAUNDRY CABINETRY** LAMINEX Aries



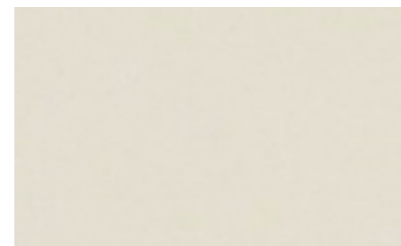
**GENERAL PAINT** (walls and woodwork)  
DULUX Lexicon Half SW1G2



**TILED SPLASHBACK** (kitchen, pantry, laundry)  
Café Light Cream Gloss 100 x 300mm (BELWP299) Horizontal Brickbond Lay (ceramic)



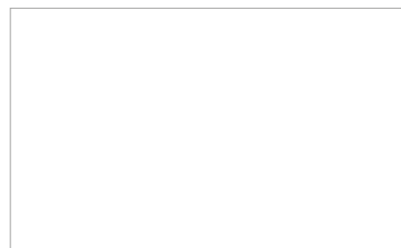
**FLOOR TILES** (main floor and wet areas)  
STRATOS Limestone Polished 600 x 600mm (MAXFL1046) (porcelain)



**WALL TILES** (bathroom, ensuite, powder room)  
STRATOS Limestone Polished 300x600mm (MAXFL1045) (porcelain)



**CARPET**  
CARPET CALL Grand Terrain – Mt Snow (SC6890) (builders platinum range)



**VINYL SLIDERS\*** (to linen cupboard)  
BRADNAMS Glacier, Matt Silver Frame



**ROLLER BLINDS\*** (blockout to all windows and sliding glass doors, excluding wet areas)  
LOVELIGHT Zen Cluster



**KITCHEN / BATHROOM / LAUNDRY**  
CAESARSTONE® Ocean Foam



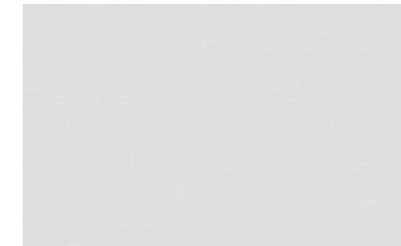
**KITCHEN CABINETRY**  
LAMINEX Aries



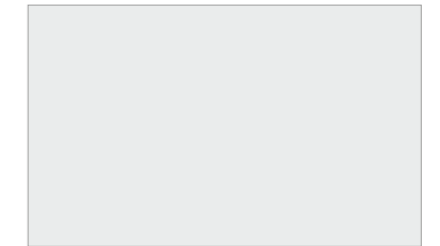
**KITCHEN OVERHEAD COLOUR**  
LAMINEX Bleached Wenge



**CABINETRY HANDLES**  
Hettich 9995481 (builder's range)



**BATHROOM / ENSUITE / LAUNDRY CABINETRY** LAMINEX Aries



**GENERAL PAINT** (walls and woodwork)  
DULUX Lexicon SW1E3



**TILED SPLASHBACK** (kitchen, pantry, laundry)  
Café Grey Gloss 100 x 300mm (BELWP315) Horizontal Brickbond Lay (ceramic)



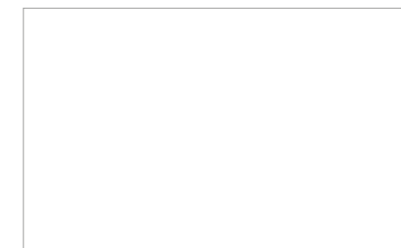
**FLOOR TILES** (main floor and wet areas)  
STRATOS Light Grey Polished 600 x 600 mm (MAXFL7029) (porcelain)



**WALL TILES** (bathroom, ensuite, powder room)  
STRATOS Light Grey Polished 300 x 600mm (MAXFL7028) (porcelain)



**CARPET**  
CARPET CALL Grand Terrain – Aspen (SC6875) (builder's platinum range)



**VINYL SLIDERS\*** (to linen cupboard)  
BRADNAMS Glacier, Matt Silver Frame



**ROLLER BLINDS\*** (blockout to all windows and sliding glass doors, excluding wet areas)  
LOVELIGHT Zen Cluster

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Colour Scheme  
Internal  
Scheme THREE

Colour Scheme  
Internal  
Scheme FOUR



**KITCHEN / BATHROOM / LAUNDRY**  
CAESARSTONE® Urban



**KITCHEN CABINETRY**  
POLYTEC Marina Grey Matt (*melamine*)



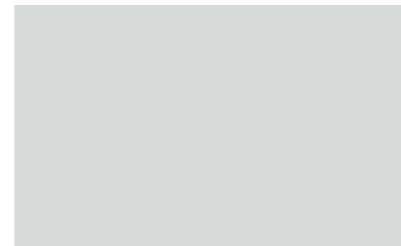
**KITCHEN OVERHEAD COLOUR**  
POLYTEC Shannon Oak Matt (*melamine*)



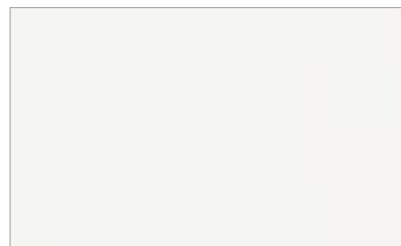
**CABINETRY HANDLES**  
Hettich 9995481 (*builder's range*)



**BATHROOM / ENSUITE / LAUNDRY CABINETRY**  
POLYTEC Marina Grey Matt (*melamine*)



**GENERAL PAINT** (*walls and woodwork*)  
DULUX Terrace White SN4F1



**TILED SPLASHBACK** (*kitchen, pantry, laundry*)  
Café Gloss White 100 x 300mm  
(BELWP200) Horizontal Brickbond Lay (*ceramic*)



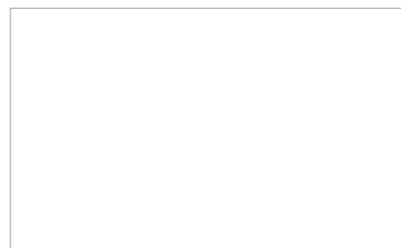
**FLOOR TILES** (*main floor and wet areas*)  
STRATOS Dark Grey Polished  
600 x 600mm (MAXFL1056) (*porcelain*)



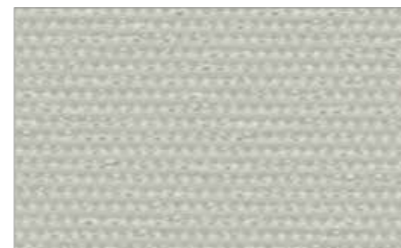
**WALL TILES** (*bathroom, ensuite, powder room*)  
STRATOS Dark Grey Polished  
300 x 600mm (MAXFL1055) (*porcelain*)



**CARPET**  
CARPET CALL Grand Terrain – Seven  
Springs (SC6872) (*builder's platinum range*)



**VINYL SLIDERS\*** (*to linen cupboard*)  
BRADNAMS Glacier, Matt Silver Frame



**ROLLER BLINDS\*** (*blockout to all windows and sliding glass doors, excluding wet areas*)  
LOVELIGHT Zen Illusion



**KITCHEN / BATHROOM / LAUNDRY**  
CAESARSTONE® Shitake



**KITCHEN CABINETRY**  
LAMINEX Tawny Linewood



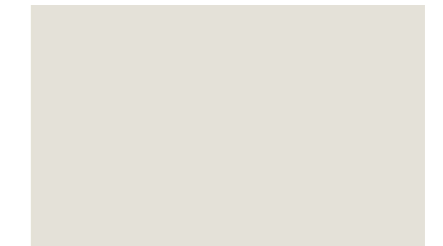
**KITCHEN OVERHEAD COLOUR**  
LAMINEX Battalion



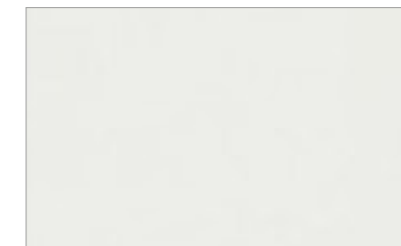
**CABINETRY HANDLES**  
Hettich 9995481 (*builder's range*)



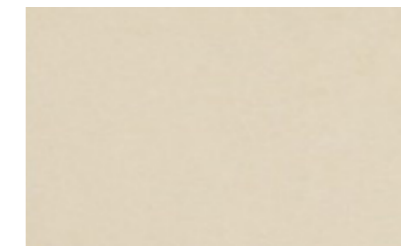
**BATHROOM / ENSUITE / LAUNDRY CABINETRY**  
LAMINEX Battalion



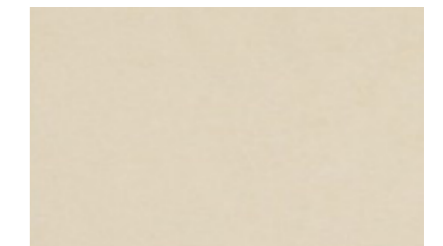
**GENERAL PAINT** (*walls and woodwork*)  
DULUX White Exchange Half SW1B4



**TILED SPLASHBACK** (*kitchen, pantry, laundry*)  
Café Light Cream Gloss 100 x 300mm  
(BELWP299) Horizontal Brickbond Lay (*ceramic*)



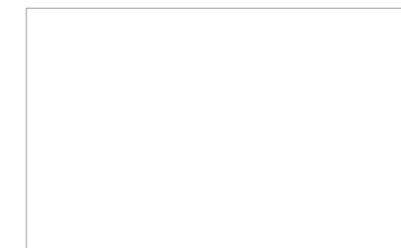
**FLOOR TILES** (*main floor and wet areas*)  
STRATOS Bianco Polished 600 x 600mm  
(MAXFL128) (*porcelain*)



**WALL TILES** (*bathroom, ensuite, powder room*)  
STRATOS Bianco Polished 300 x 600mm  
(MAXFL124) (*porcelain*)



**CARPET**  
CARPET CALL Grand Terrain – Pacific  
Palisades (SC6846) (*builder's platinum range*)



**VINYL SLIDERS\*** (*to linen cupboard*)  
BRADNAMS Glacier, Matt Silver Frame



**ROLLER BLINDS\*** (*blockout to all windows and sliding glass doors, excluding wet areas*)  
LOVELIGHT Zen Bounty

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