



BUILDERS FOR HOUSE AND LAND PACKAGES
ON LOTS 312 TO 425

Call **0438 887 749**

rossnorthhomes.com.au

OVER 40 YEARS OF BUILDING EXCELLENCE

WA owned independent builder.
 HIA fixed price building contract.
 HIA indemnity insurance.
 Building permit and water authority fees.
 Hardwired electronic smoke detectors.
 6 star energy rated*.
 Individually certified by Structural Engineer.
 Contour survey of your homesite.
 Fully engineered concrete slab and footings.
 RCD approved electrical safety switches.
 Full termite treatment of your home.
 6 month maintenance warranty.
 R4.0 insulation batts including garage.
 10m sewer connection.
 6m water run-in.
 Siteworks included.

EXTERIOR

2c Midland Brick Manor Range with cream mortar to all elevations. Selection of 8 colours.
 Colorbond steel roofing from builders range.
 H2 treated pine roof frame.
 Range of pavers to driveway, porch, alfresco and grano hardstand to garage.
 Double lock up garage with automatic sectional door.
 25 degree roof pitch as standard.
 2 external garden taps.
 Affinity® Aluminium window frames including ultralocks and flyscreens.

KITCHEN

Postformed laminate kitchen bench tops.
 Wide range of coloured bench tops and cupboards with chrome C handles and ABS edging.
 Softclose hinges to all cabinet doors and drawers.
 Chef CBE6125A (electric) 600mm stainless steel under bench fan forced oven.
 Chef GHS607S 600mm (gas) stainless steel hotplate.
 Chef CS602S canopy rangehood.
 Dishwasher recess to kitchen.
 Stainless steel sink and chrome flick mixer tap to kitchen.
 Pantry with 4 white melamine shelves & door.

BATHROOM, ENSUITE & LAUNDRY

Ceramic floor and wall tiling to bathroom, ensuite, laundry and WC from builders range.
 Choice of laminates to vanity cupboards with ABS edging and C handles.
 Vitreous china basins with chrome wastes.
 Coloured framed mirrors above vanity cupboards.
 Alder Star chrome flick mixer taps to bathroom and ensuite.
 Alder Star chrome towel rail, soap dishes and toilet roll holders.
 Dual flush vitreous china toilet suites.
 Alder Moda shower rail with selection of 4 outlets.
 Stylus Maxton acrylic bath.
 45 litre stainless steel laundry sud saver trough and cabinet under.
 Washing machine taps.
 Linen cupboard with 4 white melamine shelves.
 Rinnai 26B continuous flow gas hot water system.

ADDITIONAL ITEMS INCLUDED

Choice of 2 superb elevations to home.
 Protective plaster beads to external trafficable corners where applicable.
 Energy efficient light globes to all light points.
 M&B designer solid front door.
 Corinthian Redicote flush internal doors with Gainsborough lever set handles.
 Ample light and double power points with brushed aluminium switchplates.
 Antiscald valve included to bathroom and ensuite as required.
 European timber laminated flooring and carpets with underlay from builders standard range.
 Window treatments from builders range.
 Professional site and home clean.
 Full assistance with colour selections.
 Inhouse finance assistance available.
 Full painting to all ceilings, internal walls, doors, door frames, gutters, fascia, down pipes, meter box and timberwork.

Specifications are a guide only and are subject to change without notice
 *Subject to orientation and climate zone.



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