



## **EldertonDeluxe**

**Included** as part of the Made.Mega! Promotion  
by Elderton Homes

Select from three fresh new facades with feature CSR  
Cemintel® cladding

Bristile® Classic shingle flat profile roof tiles in a choice of  
nine shades

Option for a fully rendered AAC or MasterWall external wall  
panelling systems

Lane entry lever door furniture

2600mm ceilings to the Ground Floor

CSR Gyprock decorative cornice

Taubmans® Pure Performance three coat paint system

White melamine shelving throughout

Lane internal lever door furniture throughout

67mm skirting and architraves

Seima Paxi slimline freestanding bath

Tiled feature shampoo nook to ensuite

Technika 900mm Professional range upright cooker

Technika 900mm stainless steel canopy rangehood

Soft close Kitchen cupboard doors

Soft close Kitchen drawer dampers.

### Street Appeal

#### Upgrade to One of Three Fresh New Facades

- > Three fresh new facades to select from including the Evoke, Inspire and Aura to the value of \$1,900 on a single storey home and \$5,900 on a double storey home.

#### Upgrade to Shingle Flat Profile Roof Tiles

- > Bristle Classic shingle flat profile roof tiles in a choice of nine alluring shades from the timeless Gun Metal and Coal to the eye catching Steel.

#### Upgrade to a Rendered AAC External Wall Panelling System

- > Rendered, autoclaved, aerated concrete (AAC) external wall panelling system. This item requires a change from the standard termite treatment to slab penetrations and reticulated perimeter system.
- > Single and double storey: Enhance the look of your new home and create greater street appeal with the fully rendered AAC external wall panelling system which is considered a sustainable building material and will reduce your environmental footprint.
- > The AAC system increases your comfort levels by reducing the need for artificial heating and cooling due to its energy efficiency and thermal properties while also possessing excellent fire resistance. The external wall panelling system is finished with a high-performance polymer render system and acrylic paint finish including up to two colours selected from builder's standard range with the added features below:
- > External wall panelling system to replace all standard brick veneer areas on all elevations
- > Wall wrap to external walls included at no charge
- > AAC infills above windows as required at no charge
- > AAC infills above doors as required at no charge
- > AAC and FC returns infills above and around garage doors as required at no charge
- > Contemporary flush sills to all elevations under windows and doors included at no charge
- > Feature and standard lightweight cladding as indicated on plans or as indicated on selected facades are to remain, keeping the general overall look of the home as intended.
- > NOTE: The external wall thickness reduces from 240mm to 205mm (nom) with the overall external dimensions reduced accordingly. All internal room dimensions and areas will remain unchanged from plans. If the home is on a zero lot and the external ground level against the home is higher than the internal floor area, or an integrated retaining walls system is required this will result in the AAC and frame offer not being available. Where Stone Cladding or Tile Features are nominated or selected there will be a requirement for an alternative substrate will need to be used at an additional charge. Traditional projected sills can be provided if desired, with an additional charge. Where site location is within an extreme or coastal environment, additional charges apply. If feature brickwork is desired, this can be provided at an additional charge. This Offer and Construction is based on builder's preferred external wall panelling and specification.

#### Upgrade to a Rendered MasterWall Insulated External Wall Panelling System

- > Rendered MasterWall Insulated EPS External Wall System. This item requires a change from the standard termite treatment to slab penetrations and reticulated perimeter system.
- > The MasterWall system increases your comfort levels by reducing the need for artificial heating and cooling due to its energy efficiency and thermal properties. The MasterWall system also offers superior thermal insulation up to eight times more than traditional masonry, which means a reduction in a building's carbon footprint and a reduction in long-term energy costs.
- > MasterWall is a complete system which includes the application

### Street Appeal (cont'd)

- of approved acrylic render systems, frame wraps, trims, sealants and opening flashings. When combined, these elements provide a complete seal between the exterior and interior of a building, thereby keeping the weather and moisture out and significantly raising the overall insulation performance.
- > The external wall panelling system is finished with a re-enforced render technology on the ground and first floor. Then is sealed with a paint finish providing the system with a 16 year MasterWall Warranty including up to two colours selected from builder's standard range with the added features below:
- > External wall panelling system to replace all standard brick veneer areas on all elevations
- > Wall wrap to external walls included at no charge
- > Infills above windows as required at no charge
- > Infills above doors as required at no charge
- > MasterWall and FC returns infills above and around garage doors as required at no charge
- > Contemporary flush sills to all elevations under windows and doors included at no charge
- > Feature and standard lightweight cladding as indicated on plans or as indicated on selected facades are to remain, keeping the general overall look of the home as intended
- > Increased thermal rating.
- > NOTE: The external wall thickness reduces from 240mm to 205mm (nom) with the overall external dimensions reduced accordingly. All internal room dimensions and areas will remain unchanged from plans. If the home is on a zero lot and the external ground level against the home is higher than the internal floor area, or an integrated retaining walls system is required this will result in the MasterWall System and frame offer not being available. Where stone cladding or tile features are nominated or selected there will be a requirement for an alternative substrate to be provided at an additional charge. Traditional projected sills can be provided if desired, with an additional charge. Where site location is within a Bushfire Attack Level greater than BAL LOW or extreme and coastal environment, additional charges apply. If feature brickwork is desired, this can be provided at an additional charge. This Offer and Construction is based on builder's preferred external wall panelling and specification.

#### Upgrade to Lever Entry Door Furniture

- > Entry door to a single cylinder Lane Caletta or Montebello lever Entry door furniture.

### Internal Appeal

#### Upgraded 2600mm Ceilings to the Ground Floor

- > 2600mm ceiling height to ground floor in lieu of 2450mm; includes raising all windows with eaves. Doors to side and rear of home to remain standard height with fibre cement infills over where applicable.

#### Upgraded Cornice to Main Living Areas

- > Decorative CSR Gyprock cornice in place of standard cornice to all areas providing the detail to make the difference to the aesthetic harmony of a room. Gyprock cornices are the perfect finishing touch to help you create the style you are looking for, especially when balanced with other interior design features, cornice to be selected from the extensive range. (Alto, Aria, Duo and Symphony up to 90mm as applicable).

### Internal Appeal (cont'd)

#### Upgraded 3 Coat Paint System

- > Taubmans Pure Performance scuff resistant and highly washable, Matt Paint system to walls and woodwork. The unique formula is Low in VOC and odour, complete with Microban antibacterial protection which inhibits the growth of harmful bacteria, mould, mildew and fungus; enabling a cleaner, fresher and safer home environment. And is approved by the National Asthma Council Australia's Sensitive Choice program.

#### Upgrade to White Melamine Shelving Throughout

- > White Melamine shelving throughout to all robes and linen cupboards.

#### Upgrade to Lever Internal Door Furniture

- > Lane Caletta or Montebello lever door furniture with privacy mechanism to bathroom, ensuite, toilet and powder room (design specific).

#### Upgrade Internal Architraves

- > Hume paint grade pine 67x18 architraves from standard profile range.

#### Bathroom, Ensuite and Powder Room Appeal (Design Specific)

- > Upgrade to freestanding Seima Paxi Slimline has a fine rim, elegant super-ellipse bath with built in polished stainless steel slit overflow included sized in either 1500mm or 1700mm (Design Specific)  
Note: Standard mixer tap and wall spout to remain and be located accordingly.
- > Provide one 600mm wide x 400mm high shampoo nook to the ensuite shower. Includes additional waterproofing and tiling from builder's standard range. NOTE: Sizes are the frame opening only and do not include the thickness of wall linings and tiles.

### Kitchen Appeal

- > Upgrade to Technika Professional TEG95DUA 900mm stainless steel upright cooker.
- > Upgrade to Technika D6900HASS-2 900mm stainless steel canopy externally ducted rangehood with stainless steel flue cover abutting bulkhead.
- > Upgrade to soft close hinges to kitchen cupboard doors and soft close drawer dampers to standard drawers.

NOTE: The EldertonDeluxe Promotion Kitchen appliances in this offer are further upgraded in the EldertonPlus Promotion and are not additional to the EldertonPlus Promotion.

NOTE: The EldertonDeluxe Promotion roof finishes in this offer are further upgraded in the EldertonPlus Promotion and are not additional to the EldertonPlus Promotion.