



THE PORTLAND

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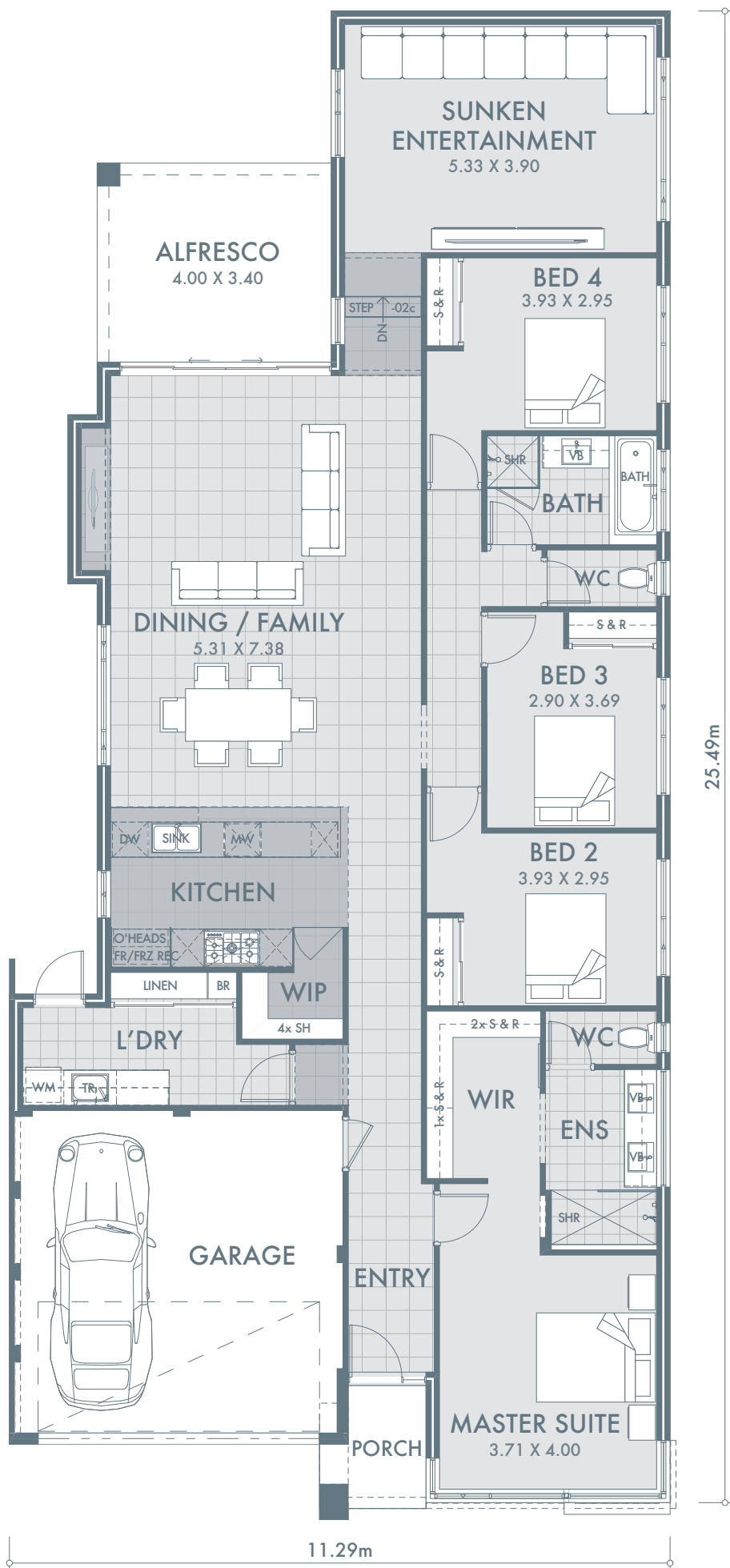
*The Portland is a 4 bedroom, 2 bathroom home with a modern elevation and appealing open plan layout. The spacious master bedroom is located at the front of the home, complete with an ensuite with his and her vanities and a large walk-in-robe. The 3 minor bedrooms are positioned in their own separate wing, each with built in robes and a shared bathroom nestled between. The kitchen, dining and living space is generous in size, designed with an effortless flow to the outdoor alfresco area. At the rear of the home is a cool sunken entertainment room, perfect for watching movies or as a kids games room.*



## TOTAL AREA

Indoor area	199.00m <sup>2</sup>
Alfresco	13.60m <sup>2</sup>
Garage	32.60m <sup>2</sup>
Porch	3.33m <sup>2</sup>
<b>Total</b>	<b>248.53m<sup>2</sup></b>

FOR **12.5m**  
WIDE LOTS







# PORTLAND DISPLAY SPECIFICATIONS

Take a look at the inclusions you can expect with a New Choice Home, or speak to your sales consultant for further information.

General
Double clay brick with 2 course external face brick to sides and rear of home*
Engineer designed and certified concrete footings and slab
H2 Blue treated pine to roof frame
R 4.0 Fibreglass batt ceiling insulation

External
Front elevation as displayed including 2 colour render with feature cladded tiled blade wall and structural column to master suite corner window
T Bar @ 25c to garage with brickwork above
Remote controlled fingersafe garage sectional door in a variety of profiles (two remote controllers and one wall button)
25 degree roof pitch <sup>#</sup>
Colorbond roofing, quarter round gutters, fascia and downpipes*
28c high x 890mm wide clear glazed 1 litre aluminium hinged front entry door
Quality aluminium powder coated window frames from builders range with security key locks and breeze locks
28c high sliding door to alfresco
Flyscreens to all opening windows and sliding doors
25c high x 820mm clear glazed 1 litre aluminium hinged laundry door
Clear glazing throughout with obscure glazing to bathroom, ensuite and WC's <sup>#</sup>
Large selection of heavy duty 60mm thick brick paving to porch, path, alfresco and driveway up to 6m long*
Two external garden taps

Internal – Floor Coverings – Window Treatments
Carpets with underlay to applicable rooms
Sunken entertainment room
Feature picture niche to master suite
600 x 600 ceramic floor tiling to main living areas*
Slimline aluminium venetian blinds or fabric vertical blinds to all windows and sliding doors (excluding wet areas)*

Painting
Internal painting to ceilings, doors and door frames
Painting to all external paintable surfaces

Doors – Robes – Joinery – Ceilings
28c high door to master suite and garage
Lockwood Velocity range lever door furniture to internal doors
Raised 31c ceilings internally, including porch and alfresco
Feature cornice internally and to porch
Plasterboard ceiling to garage, porch and alfresco
4 x Melamine shelves to linen
Melamine shelf and hanging rail to all robes
Framed mirrored sliding door fronts to robes in bedrooms 2, 3 and 4
Framed vinyl sliding door front to laundry linen

Cabinetwork
Feature upgraded kitchen as per display
20mm stone benchtops to kitchen, ensuite and bathroom
Overhead cupboards to kitchen fridge recess
16mm negative detail to kitchen, ensuite and bathroom benchtops
Laminate cabinetwork to laundry with inset trough
Three colour laminates to kitchen
Laminated door and shelving to kitchen walk in pantry
Soft closing cabinetwork throughout
Laminated cupboards throughout with a choice of postformed profile bench tops <sup>#</sup>
Bank of 4 drawers to kitchen
Pot drawers as displayed to kitchen
Stone waterfall panel side to kitchen
Cabinetwork to rear of kitchen island benchtop as displayed
Laminate microwave recess with pot drawer beneath
Dishwasher recess with cold water and power connection
Recessed hobs to vanities in ensuite and bathroom

Electrical
Double GPOs to all habitable rooms and garage
Ceiling light points to all rooms
Clipsal white Iconic switch plates to all GPOs and light points
Externally flumed exhaust fans to bathroom, ensuite and WC's <sup>#</sup>
External ceiling light points to garage, alfresco, porch, external wall light to laundry
Two hard wired Clipsal smoke detectors
RCD safety switches
1 x Digital TV point
1 x Telephone point

Floor and Wall Tiling – Wet Areas
300 x 300, 200 x 200, 200 x 400 and 200 x 600 wall and floor ceramic tiling to kitchen, ensuite, bathroom and WC's* Note: 300 x 300 maximum on floors to wet areas
Hobless showers to ensuite and bathroom
Mitred tiling throughout all wet areas
14c high feature tiled nib wall to ensuite shower recess
Full height tiled splashback to kitchen*
Showers tiled to a height of 2000mm
Microframed mirrors to ensuite and bathroom
Clear laminated semi frameless pivot doors to shower recesses to ensuite and bathroom
Chrome square profile floor wastes

Toilets & Baths
Mizu Bloc Inset bath 1690mm
Posh Dominique Back to Wall Suite with China Cistern

Tapware
Mizu Bloc Sink Mixer to kitchen
Mizu Bliss Bath/Shower mixer to ensuite and bathroom

Mizu Bliss Bath Outlet 160mm to bathroom
Hansgrohe Chroma Select E wall shower to ensuite and bathroom
Mizu Bliss Basin Mixer to ensuite and bathroom
Nobili Balance Goose Neck Sink Mixer to laundry trough

Sinks & Basins
AFA Flow 838 Double Bowl Undermount Sink to kitchen
Clark Edgeline MKII 42L trough to laundry
Kado Lux above Counter Basin to ensuite and bathroom

Accessories
Mizu Bloc accessories to ensuite, bathroom and WC's
Washing machine taps Arco RA washing machine stop and Nrv 25 x 15

Appliances
Fisher & Paykel 1 x 900mm fan forced oven
Fisher & Paykel 900mm 5 burner gas on glass cooktop
Fisher & Paykel 900mm canopy rangehood
Thermann gas 5 star instantaneous continuous flow hot water system

Miscellaneous
Metal corner beads to trafficable internal corners
Feature and contour survey
Engineer's site inspection report
Working drawings and contract production
Building permit and Water Corporation fees (excluding headworks if applicable)
Termite Treatment to Australian Standard Specification

Guarantees – Insurance – Services
6 month maintenance period
25 year structural guarantee
HIA fixed price contract
Housing indemnity insurance

NOTES: Not included: Decorative items, display lighting and extent of GPO's, upgraded floor coverings, skirting boards, upgraded wall tiling, built in furniture and shelving, Feature recessed cabinetwork shelving, internal wall painting, built in robes to master suite, washing machine, dryer, microwave, fridge, cold water tap to fridge recess, TVs, surround system, smart wiring, upgraded window coverings, air conditioning, security system, landscaping and reticulation, outdoor seating, fencing, gates and letter box.

Nominated brand products are subject to alteration pending availability. In the event of non-availability, the nomination of an equivalent product will be selected by New Choice Homes.

\*Builders Range  
#Where Applicable  
^Two storey homes only

We're all about creating that special somewhere. A place where lifelong memories are made, milestones celebrated, and family and friends welcomed and entertained.

Our award-winning designs are not only great to look at, they're also fantastic to live in.

Our commitment to excellence in construction means we only use quality suppliers whose products meet or exceed Australian standards to ensure your home will stand up to the tests of everyday life. Our dedicated team are renowned for delivering exceptional customer service throughout the entire building journey, and have an enviable record of delivering exceptional homes at affordable prices.



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