



THE MADORA

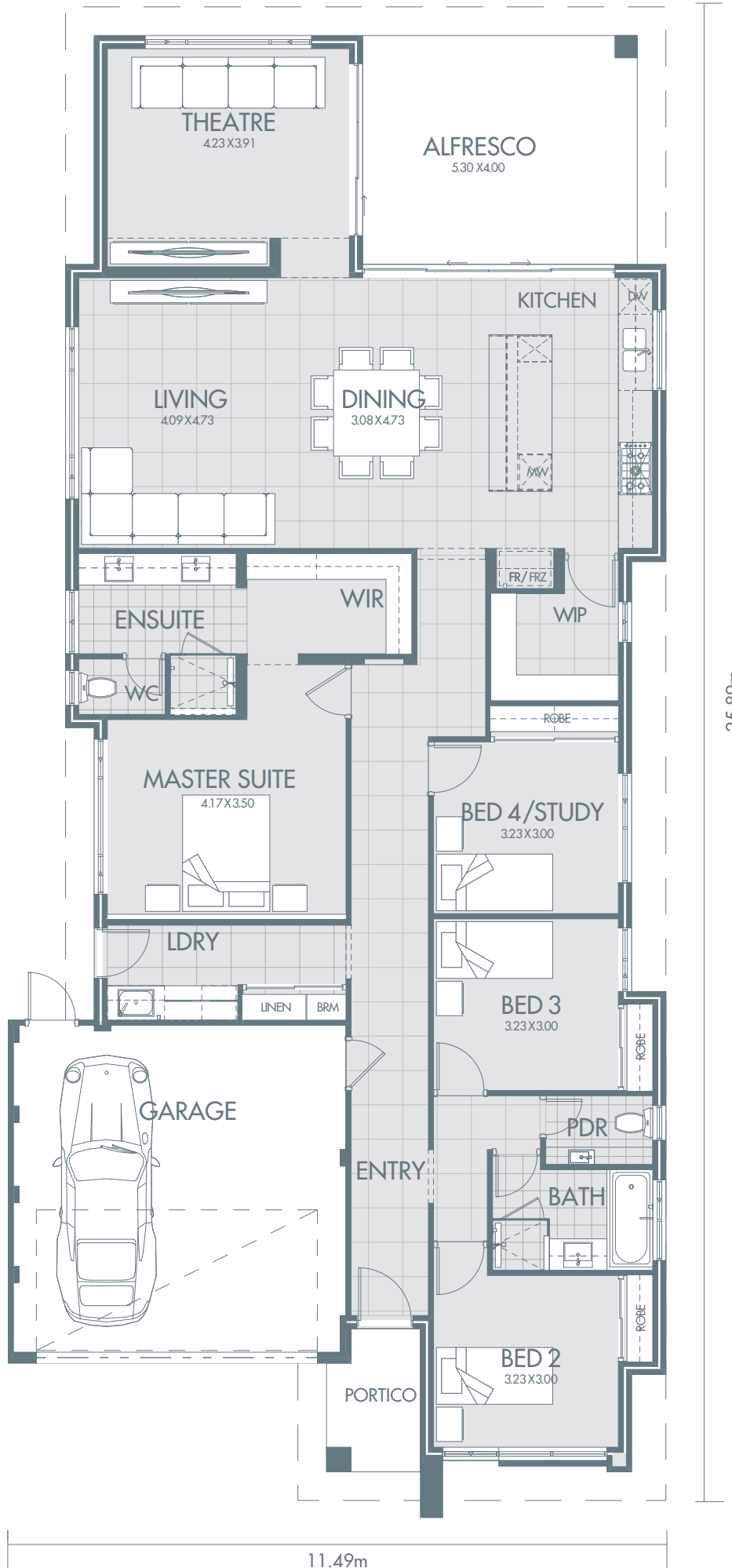
THE MADORA

This stunning family home is an entertainer's delight, featuring a massive kitchen with large island bench allowing for easy meal preparation, ample storage space and a generous sized walk in pantry. The living and dining areas open onto a large alfresco and also connect to an impressive home theatre room where you can catch up on the latest blockbusters. The minor bedrooms are positioned to the front half of the home, all with double sized built in robes, whilst the master suite is nestled behind the garage for added privacy and includes a large ensuite and dressing room.



TOTAL AREA

Indoor area	189.26m ²
Alfresco	19.2m ²
Garage	35m ²
Porch	3.84m ²
Total	247.3m²





MADORA 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.

<p>General</p> <p>Double clay brick with 2 course external face brick to sides and rear of home*</p> <p>Engineer designed and certified concrete footings and slab</p> <p>H2 Blue treated pine to roof frame</p> <p>R 4.0 Fibreglass batt ceiling insulation</p>	<p>Cabinetwork</p> <p>Feature upgraded kitchen as per display</p> <p>20mm stone benchtops to kitchen, ensuite & bathroom</p> <p>Overhead cupboards to kitchen fridge recess</p> <p>16mm negative detail to kitchen, ensuite & bathroom benchtops</p> <p>Full laminate cabinetwork to laundry with inset trough</p> <p>3 colour laminates to kitchen</p> <p>Feature door and shelving to kitchen walk in pantry</p> <p>Soft closing cabinetwork throughout</p> <p>Laminated cupboards throughout with a choice of postformed profile bench tops†</p> <p>Bank of 4 drawers to kitchen</p> <p>Pot drawers as displayed to kitchen</p> <p>Stone waterfall panel sides to kitchen island bench</p> <p>Laminate microwave recess with pot drawer beneath</p> <p>Dishwasher recess with cold water and power connection</p> <p>Recessed hobs to vanities in ensuite & bathroom</p> <p>100mm laminate benchtop to powder room</p>	<p>Tapware & Accessories</p> <p>Mizu Soothe Pullout Sink Mixer to kitchen</p> <p>Mizu Bliss Bath/Shower mixer to ensuite & bathroom</p> <p>Mizu Bliss Bath Outlet 160mm to bathroom</p> <p>Hansgrohe Chroma Select E wall shower to ensuite & bathroom</p> <p>Mizu Bliss Basin Mixer to ensuite & bathroom</p> <p>Nobili Balance Goose Neck Sink Mixer to laundry trough</p> <p>Mizu Bloc accessories to ensuite & bathroom</p> <p>Washing machine taps Arco RA washing machine stop & Nrv 25 x 15</p>
<p>External</p> <p>Front elevation as displayed including 2 colour render with feature acrylic marble plaster blade wall</p> <p>T-Bar @ 28c to garage with brickwork above</p> <p>Remote controlled fingersafe garage sectional door in a variety of profiles (two remote controllers and one wall button)</p> <p>25 degree roof pitch*</p> <p>Colorbond roofing with Quarter Round gutters, fascia and downpipes*</p> <p>28c high x 920mm wide clear glazed 1 lite aluminium hinged front entry door</p> <p>Quality aluminium powdercoated window frames from builders range with security key locks and breeze locks</p> <p>28c high sliding door to alfresco</p> <p>Flyscreens to all opening windows and sliding doors</p> <p>28c high x 820mm clear glazed 1 lite aluminium hinged Laundry door</p> <p>Clear glazing throughout with obscure glazing to bathroom, ensuite & powder†</p> <p>Large selection of heavy duty 60mm thick brick paving to porch, path, alfresco & driveway up to 6m long*</p> <p>Two external garden taps</p>	<p>Electrical</p> <p>Double GPOs to all habitable rooms and garage</p> <p>Ceiling light points to all rooms</p> <p>Clipsal white Iconic switch plates to all GPOs and light points</p> <p>Externally flumed exhaust fans to bathroom, ensuite, powder & WC†</p> <p>External ceiling light points to garage, alfresco, portico, external wall light to laundry</p> <p>Two hard wired Clipsal smoke detectors</p> <p>RCD safety switches</p> <p>1 x digital TV point</p> <p>1x telephone point</p>	<p>Sinks & Basins</p> <p>AFA Flow 838 Double Bowl Undermount Sink to kitchen</p> <p>Clark Edgeline MKII 42L trough to laundry</p> <p>Kado Above Lux Counter Basin to ensuite & bathroom</p> <p>AXA HOX wall basin to powder</p>
<p>Internal – Floor Coverings – Window Treatments</p> <p>Carpets with underlay to applicable rooms*</p> <p>450 x 450 ceramic floor tiling to main living areas*</p> <p>Slimline aluminium venetian blinds or fabric vertical blinds to all windows and sliding doors (Excluding wet areas)*</p>	<p>Floor & Wall Tiling</p> <p>300 x 300, 200 x 200, 200 x 400 & 200 x 600 wall and floor ceramic tiling to kitchen, ensuite, bathroom & WC's* Note: 300 x 300 maximum on floors to wet areas</p> <p>Hobless showers to ensuite & bathroom</p> <p>Mitred tiling throughout all wet areas</p> <p>1200 high tiled nib wall to bathroom shower recess</p> <p>600h x 1150w tiled niche to ensuite shower</p> <p>Large format porcelain splashback to Kitchen</p> <p>Showers tiled to a height of 2000mm</p> <p>Microframed mirrors to ensuite, bathroom & powder</p> <p>Clear laminated semi frameless pivot doors to shower recesses to bathroom & ensuite</p> <p>Chrome square profile floor wastes</p>	<p>Appliances</p> <p>Fisher & Paykel 900mm fan forced oven</p> <p>Fisher & Paykel 900mm 5 burner gas on glass cooktop</p> <p>Fisher & Paykel 900mm concealed rangehood</p> <p>Thermann gas 5 star instantaneous continuous flow hot water system</p>
<p>Painting</p> <p>Internal painting to ceilings, doors and door frames</p> <p>Painting to all external paintable surfaces</p>	<p>Toilets & Baths</p> <p>1700mm bath to bathroom</p> <p>American Standard Studio BTW Toilet Suite</p>	<p>Miscellaneous</p> <p>Metal corner beads to trafficable internal corners</p> <p>Feature and contour survey</p> <p>Engineer's site inspection report</p> <p>Working drawings and contract production</p> <p>Building permit and Water Corporation fees (Excluding headworks if applicable)</p> <p>Termite Treatment to Australian Standard Specification</p>
<p>Doors – Robes – Joinery – Ceilings</p> <p>28c high door to master suite, garage, bedroom 4 & WIP</p> <p>Lockwood Velocity range lever door furniture to internal doors</p> <p>Raised 31c ceilings internally, including Portico and Alfresco</p> <p>75mm Cove cornice internally</p> <p>Plasterboard ceiling with 75mm Cove cornice to garage, porch & alfresco</p> <p>4 x Melamine shelves to linen</p> <p>Melamine shelf and hanging rail to all robes</p> <p>Bulkheads to laundry, kitchen, living & theatre</p> <p>Dropped ceilings to ensuite & WIR</p> <p>Framed HIRO sliding door fronts to robes in bedrooms 2, 3 & 4 & linen</p> <p>690w x 2400h wall niche to entry</p> <p>Feature Corinthian MODA PMOD1 with translucent glazing to WIP</p>	<p>Guarantees – Insurance – Services</p> <p>6 month maintenance period</p> <p>25 year structural guarantee</p> <p>HIA fixed price contract</p> <p>Housing indemnity insurance</p>	<p>NOTES: Not included: Decorator items, display lighting and extent of GPO's, upgraded floor coverings, skirting boards, upgraded wall tiling, built in furniture and shelving, internal wall painting, built in robes to master bedroom, washing machine, microwave, fridge, cold water tap to fridge, TVs, surround system, smart wiring, upgraded window coverings, air conditioning, security system, landscaping and reticulation, planter boxes, outdoor seating, fencing, gates, letter box.</p> <p>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.</p> <p>*Builders Range #Where Applicable ^Two storey homes only</p>

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