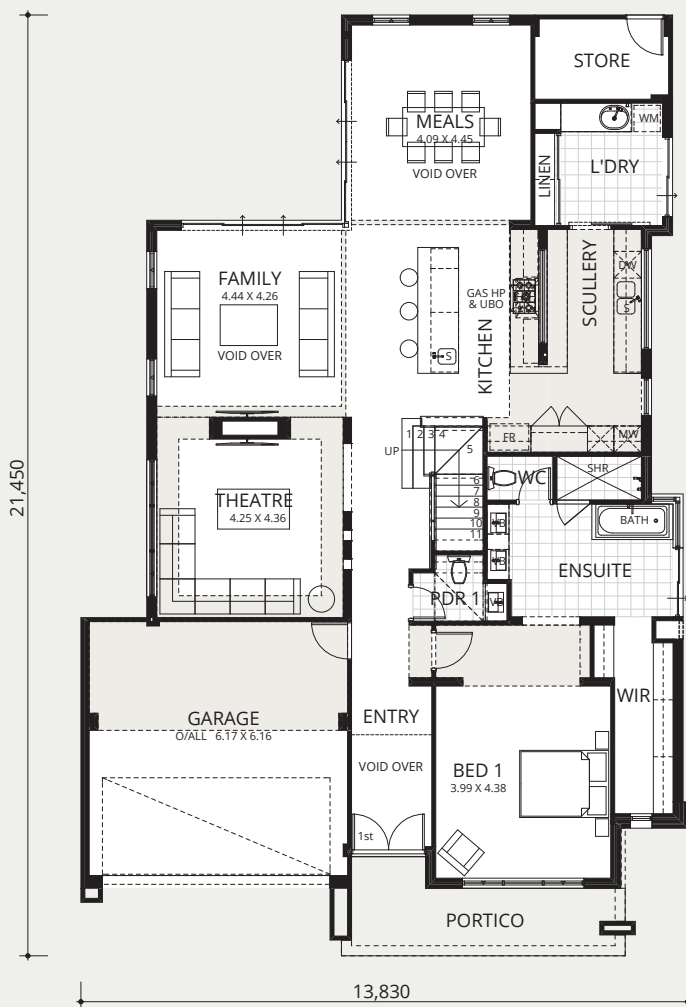


The Aria 480

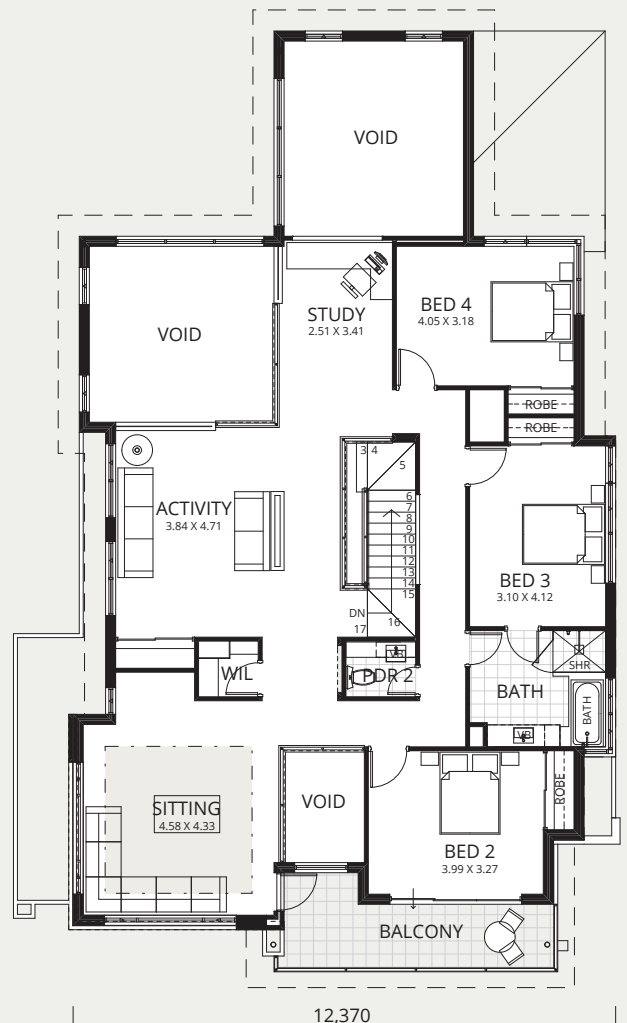


Ground Floor
Upper Floor (incl. void and stairs)
GRAND TOTAL

234.34m²
210.55m²
444.89m²



Ground Floor



Upper Floor

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W stannardhomes.com.au

42 Hasler Road, Osborne Park,
Western Australia 6017

Stannard Group Pty Ltd BC6583

SH
STANNARD
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Signature Specification

Key Features

- Fixed price HIA contract
- Housing Indemnity Insurance
- 6 months maintenance period
- Australian statutory structural warranty*
- All standard Shire and Metropolitan Water Board fees (excluding Planning fees)
- Contour site survey plan by a qualified surveyor
- Engineer designed concrete details
- Interior house clean and site clean
- Earth leakage circuit breaker
- Temperature reduction valve
- Stannard Homes NBN ready data pack
- Hard wired smoke detector alarms as required
- BCA compliant energy rating
- Anti-termite protection
- Dedicated liaison officer during construction
- Session with Stannard Homes Interior decorator
- Daikin reverse cycle ducted air conditioning

External

- Double clay brick construction
- Acrylic render external finish including inside of Garage
- 2c face brick (with cream mortar rolled joints) to Boundary walls where applicable
- Double garage with automatic B&D Colorbond panel lift sectional door, 3 remotes and reinforced concrete hardstand
- Cavity Insulation to perimeter cavity walls perimeter of house
- Plasterboard lining to garage ceiling
- Reinforced grano hardstand to Garage
- Hardiflex with negative detail lining to Porch, Alfresco and Balcony (where shown)
- Brick paving to Porch, path, Alfresco (where shown) and driveway (as per plan)
- Bristle or Colorbond roofing from builders range
- Jason window and sliding door frames
- R4.0 Insulation batts to the house and garage ceilings
- H2 treated timber to roof frame
- 25° roof pitch
- Breeze locks to sliding windows
- Flyscreens to all opening windows and sliding aluminium doors
- Solid core door to Garage/Entry in timber frame
- Colorbond gutter (slotted) and fascia and downpipes throughout
- 10m of sewer allowance past the last fixture.
- 10m of water run past the last fixture
- Two external garden taps
- 5 Star Rheem 160 L gas storage hot water unit

Internal

- Massive double bedrooms with built-in or walk-in robes.
- 30 course ceilings throughout unless otherwise noted as per plan
- CSR Symphony cornice throughout.
- Single lite clear glazed feature entry door/s.
- Corinthian MOTP3D doors internally throughout (2340mm high to ground floor, 2040mm high to first floor).

- Allegion Omni Pull handle (back to back) to front Entry door
- Allegion Trilock Angular 8901 SC to external door/s where applicable
- Allegion Angular SC lever handles throughout
- Linen cupboards with four shelves.
- 16mm melamine shelving with painted fascia to all robes, linen and pantry cupboards.
- Double shelving with chrome hanging rail below to one section of Bed1 WIR
- Vinyl/mirrored sliding doors or hinged internal doors to cupboards and robes (as shown)
- MDF painted capping to low walls (where shown)
- 92mm splayed MDF painted skirting throughout (except to wet areas, robes, linens, pantry)
- Protective metal corner beading to all internal traffic areas
- Full painting including internal walls (2 coats plus sealer) 1 colour
- Light and double power points to each room.
- Clipsal Iconic (White) switch plates to all visible power points and light switches

Kitchen

- Solid surface stone (20mm) kitchen benchtop
- Your choice of wall tiles at retail allowance \$60/m² (incl GST) based on 300 x 600 size ceramic tile
- Standard laminate sheen or matt finish doors with ABS edging throughout to all kitchen cabinets
- Soft closers to all Kitchen cupboard doors and drawers.
- Microwave recess with pot drawer below (where shown)
- Walk-in or laminate pantry with four shelves (as per plan)
- Overhead cupboards to kitchen (where shown)
- Bank of three pot drawers to Kitchen cupboards
- Bin cupboard with 2 x 29L double bin to Kitchen
- Melamine lined kitchen cabinets
- Miele stainless steel cook top (750mm wide)
- Miele stainless steel oven (600mm wide).
- Miele stainless steel canopy rangehood (900mm wide)
- Miele dishwasher with semi integrated door matching cupboards
- Stainless Steel handles from builders architectural range to the kitchen cabinets.
- Villeroy & Boch Kitchen mixer tap in kitchen
- Argent Verve Double bowl undermounted stainless steel sink to Kitchen
- Argent Verve Main single undermounted sink with Villeroy & Boch Kitchen mixer tap to Scullery (if applicable/shown)

Ensuite/Bathroom/Laundry

- Stone vanity top (20mm) to cupboard on tiled hob to bathroom, powder, ensuite and laundry. (Where shown)
- Standard laminate sheen or matt finish doors with ABS edging to all vanities and laundry cupboards
- Stainless Steel handles from builders architectural range to all cabinets
- Soft closers to all vanity and laundry cupboard doors and drawers
- Bank of 3 drawers to Ensuite and Bathroom vanity cupboards

- Full length cupboard to laundry with Argent inset trough and stone top
- Melamine lined vanity and laundry cabinets
- V&B Architectura double chrome metal towel rails to the bathroom and ensuite
- V&B Architectura towel ring to powder where shown and toilet roll holders to WC, ensuite WC and powder where shown
- Bette Start Steel Enamel 1700 bath to bathroom (where shown)
- Villeroy & Boch Targa 1700 bath to ensuite (where shown)
- Villeroy & Boch O.Novo 2.0 (wall faced) toilet suites with soft close seat.
- Villeroy & Boch O.Novo drop in 1TH china vanity basins as shown to wet areas
- Argent Format inset laundry trough with Villeroy & Boch Kitchen mixer tap
- Hansa Polo Neu chrome mixer tapware throughout.
- Argent Metro Rail Set shower to Bathroom shower recess
- Argent Pallas Shower System to Ensuite shower recess
- Clear glass or obscure to the bathroom, WC and ensuite windows
- Polished edge mirrors with clip fixings throughout
- 1200mm high wall tiling to ensuite, ensuite WC, powder, bathroom and WC and 2100mm high tiling to shower recesses
- Your choice of wall tiles at retail allowance \$60/m² (incl GST) based on 300 x 600 size ceramic tile
- Polished porcelain floor tiles at retail allowance \$60/m² (incl GST) based on 300 x 300 size tiles
- Mitered tile edges as required
- Tile insert floor wastes
- Frameless shower screen pivot door to Bathroom & Ensuite shower recess
- Hobless shower recesses to Ensuite and Bathroom
- Privacy locks to bathroom, WC, powder, ensuite and ensuite
- Externally flumed exhaust fan to all bathrooms and WC's
- Washing machine taps and GPO to laundry (inside cabinet)

Two Storey Additional Items

- 25° roof pitch to top floor (may vary on lower floor)
- 31 course ceilings to ground floor and 30 course to first floor generally unless otherwise noted or required to be lower
- Balustrade to stairs at PC allowance \$750/lineal meter including GST and separate hand rail where required at PC \$250/lineal meter including GST
- No skirting to stairwell

Valid at February 2023.
Subject to change without notice.
* Conditions apply.