



# Construction Selection Guide



**YOUSEF ASIC**

New Homes Sales Consultant

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*Premium Inclusions*

[www.veronahomes.com.au](http://www.veronahomes.com.au)

## BRICK RANGE

**INCLUDED**



### DESSERT RANGE



GIBSON      RED GUM      SINAI

### DARK AND STORMY RANGE



LIGHTNING      MONSOON      THUNDER      WHIRLWIND      ZEPHYR

### TOWNHOUSE RANGE



KENT      DORSET      HAMPSHIRE      SURREY

### ELEMENTS RANGE



JAROSITE      GRAPHITE      FOSSIL      RUBELITE

**INCLUDED**

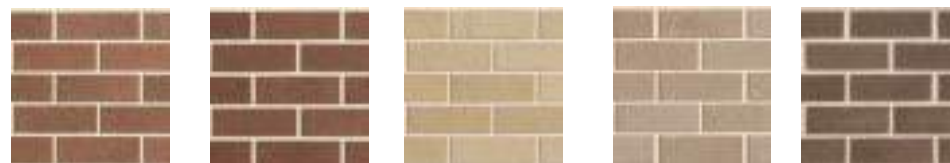
Natural and white Mortar

## BRICK RANGE

**UPGRADE**



### VELOUR RANGE



BROWN      CHOC TAN      PEARL GREY      MINERAL      VOLCANIC

### ALFRESCO RANGE



CHOCOLATTO      COCOA      ES-      TRUFFLE      VINO

### COMPOSITE RANGE



ALUMINIUM      CHARCOAL      PEBBLE      URBAN BLUE

### METALLIC RANGE



BLUE STEEL FLASH      NICKEL FLASH      PEWTER

**METAL ROOF INCLUDED** **Colorbond®**

Classic Cream	Paperbark	Pale Eucalypt	Woodland Grey
Deep Ocean	Cottage Green	Manor Red	Night Sky
Surfmist	Evening Haze	Shale Grey	Dune
Cove	Windspray	Gully	Mangrove
Wallaby	Jasper	Basalt	Ironstone
Terrain	Monument		

**22 COLOURS IN TOTAL**

**ROOF TILES INCLUDED** **Monier® ROOFING**

**STANDARD PROFILE**

ELABANA	ATURA

**UPGRADE PROFILE EXTRA COST**

CAMBRIDGE	MADISON	HORIZON

**COLOUR OPTIONS**

	SAMBUCA		BARRAMUNDI		BABYLON
	ANISEED		WILD RICE		SALT SPRAY
	SAFFRON		CHILLI		

**CLADDING INCLUDED**

**PAINTED TO A COLOUR OF YOUR CHOICE**

	<b>PrimeLine Heritage.</b> A double-width weather board with rebated edges to create shadow lines.
	<b>PrimeLine Newport.</b> A smooth, narrow weather board. Compatible with the HardieLock fixing system.
	<b>PrimeLine Chamfer.</b> A double-width weather board with clean lines to create a shadow effect.

## ENTRY DOORS

### INCLUDED



Hume Savoy XS26



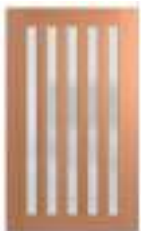
Hume Savoy XS24

OPTIONAL DOOR GLAZING TRANSLUCENT OR CLEAR

### EXTRA COST OPTIONS



XS26



XS45



XIL21



XIL23



XIL26

## ENTRANCE SETS

### INCLUDED



TRADITIONAL



ANGULAR



ALIGN



BELA



ADEL



AURORA



## EXTERNAL LAUNDRY LOCK

### INCLUDED



COLTON—  
External laundry lock

### EXTRA COST OPTIONS



TRILOCK OMNI



DIGITAL ENTRY



ADEL— Matt black



BELA— Matt black



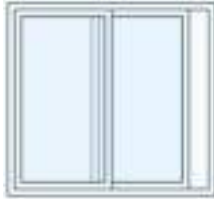
DEAD LOCKS

## WINDOWS

### INCLUDED



Double Hung



Sliding Window



Awning Window

Aluminium powder coated window frames. Type and size of window is as per plan

## WINDOW FRAME

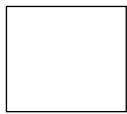
### INCLUDED COLOURS



APO GREY



PRIMROSE



WHITE



BLACK

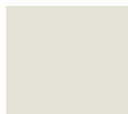
### EXTRA COST OPTIONS



DUNE



MONUMENT



SURFMIST



WOODLAND  
GREY

## SLIDING GLASS DOORS

### INCLUDED



SLIDING DOOR

### EXTRA COST OPTIONS



BI-FOLD DOORS



STACKER DOORS

## SCREENS

### INCLUDED



Standard fly screens included to all windows and sliding doors

### EXTRA COST OPTION



Barrier Screens to all sliding doors

## GARAGE DOORS - PANEL LIFT

### INCLUDED



TUSCAN



MADDISON

### EXTRA COST OPTION



HAMPTON



OXFORD

CHOOSE FROM THE FULL COLORBOND RANGE

# Colorbond®

22 COLOURS

### INCLUDED



Garage Door - Panel Lift With 2 Remote Switches & 1 Wall Switch

### EXTRA COST OPTION



- Extra high door

## DRIVEWAY

### INCLUDED- AS PER PLAN



Concrete broom finish (Up to 50 sqm)

### EXTRA COST OPTION



Coloured driveway

## PAINT

### INCLUDED

We use a 3 coat system! - No streaking, easier to clean, longer life

- Single paint colour throughout
- Builder's white semi-gloss applied to architraves, skirting and internal doors.
- Builder's white cornice and ceiling



### EXTRA COST OPTIONS

- Feature walls (per wall)
- Feature room (one room painted in single colour)
- Second paint colour to internal walls
- Second colour to architraves, skirting and internal doors
- Dark paint colours
- Full gloss paint finished



## SKIRTING, ARCHITRAVES & CORNICES

### INCLUDED



Half splay 66mm x 11mm skirting and architraves

### EXTRA COST OPTIONS



BEVELLED



BULLNOSE



COLONIAL

### INCLUDED



Cornice 90mm cove

### EXTRA COST OPTIONS



Sydney cove



Square set ceiling

## INTERNAL DOORS

### INCLUDED



Internal Doors - Flush Panel Doors

### EXTRA COST OPTIONS



HAG12



HAG9



HLR230



### INCLUDED

Internal Door Furniture - Gainsborough Lever Handles



105BAIBC BAILEY



120LIARSC LIANNA



105AMESC AMELIA



115CARSC CARLA



105FLOSC FLORENCE



120LIRSC OLIVE

### INCLUDED



Circular passage sliding cavity door set

### EXTRA COST OPTIONS



AURORA



LIANNA



RIVERA

Matt black and brass internal door furniture



SIERRA



ALBA

### EXTRA COST OPTIONS



Matt black



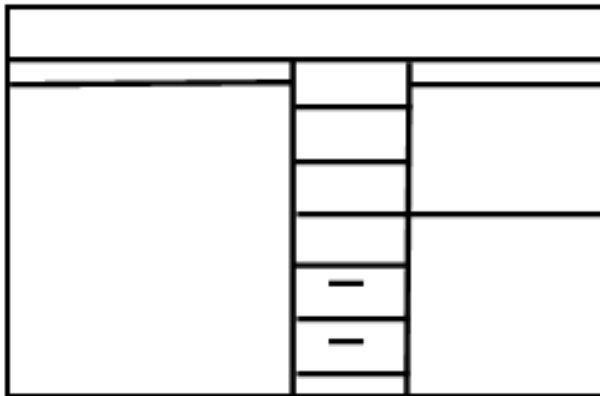
Matt black



## WARDROBES AND LINENS

### INCLUDED

- Built-in and walk in wardrobes include one (1) set of drawers, shelving and hanging rail.
- Linen cupboards include four (4) adjustable shelves
- Broom closets include one (1) adjustable high shelf
- Sliding robe doors to wardrobes are mirrored with bright or satin chrome finish
- Sliding linen doors are frosted glass with white, or bright or satin chrome finish



*This is not an accurate depiction of wardrobe internals.*

*Internal wardrobe configuration may alter from image and may be adjusted on site to suit the space available.*

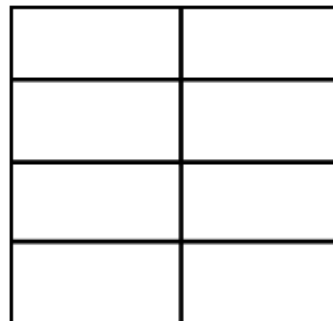
### INCLUDED



MIRROR

FROSTED GLASS—  
Standard to linens only

### INCLUDED



Adjustable white  
melamine shelving to  
linen cupboards

### EXTRA COST OPTIONS



Extra drawer unit



Custom wardrobe fit out

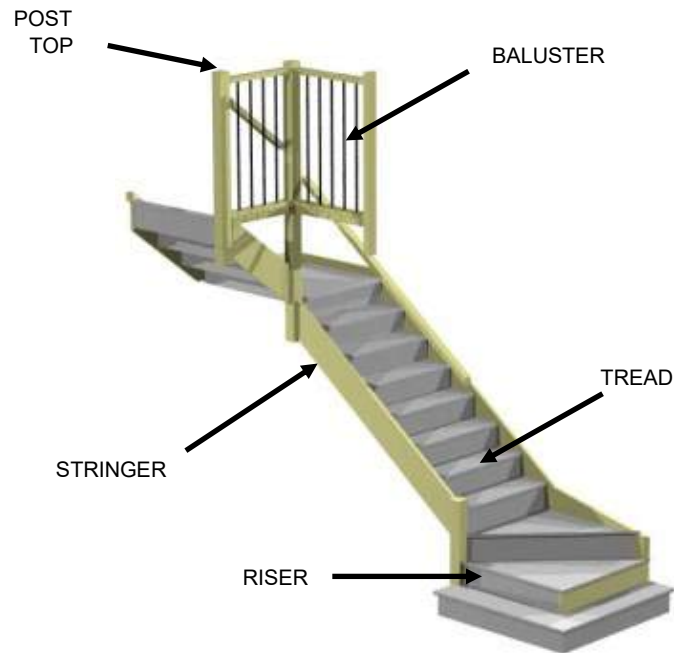


Polytec wardrobe fit out

## STAIRCASE

### INCLUDED

- Black wrought iron balusters
- Pine hand rail with square post tops
- MDF risers and stringers
- Carpeted
- Builder's white painted finish



*Stairs design is as per the chosen house design*

### INCLUDED



### EXTRA COST OPTIONS



- Vic Ash (solid timber) handrails, treads and risers with stain finish
- Glass balustrades
- Metal posts

## STAIRCASE

### EXTRA COST OPTIONS

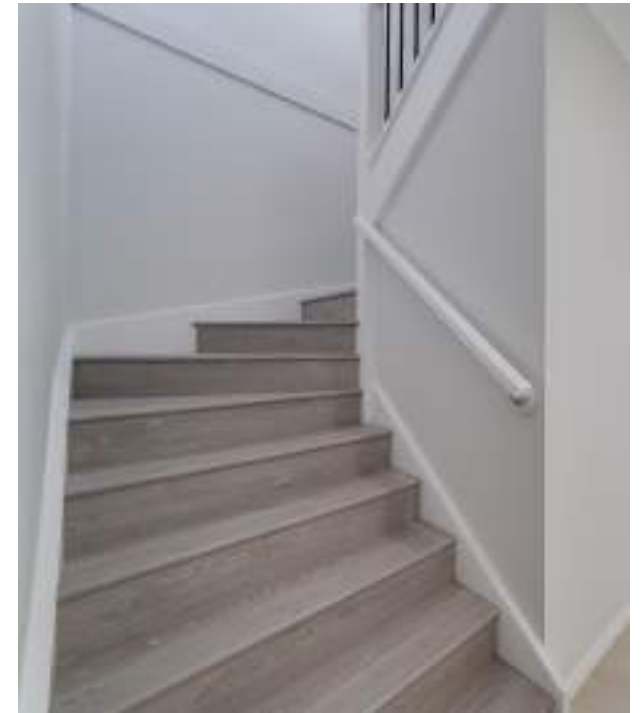


- Vic Ash (solid timber) handrails, treads and risers with stain finish
- Glass balustrades
- Open risers
- Mono stringer (single metal piece that supports staircase from below)

### EXTRA COST OPTIONS



### EXTRA COST OPTIONS



Laminate finish stair treads and risers

## 20MM STONE BENCHTOPS

### INCLUDED



Everest Galaxy Black Galaxy white Luna white Mocha



New Diamond white Polar Reflections Turino

### EXTRA COST OPTION



40mm thick Quantum Quartz stone benchtops



Ash Grey Dolce Graphite Matte Storm Carbon Matte

Colours from the Deluxe range

## CABINETRY

### INCLUDED



Polyurethane kitchen cupboards and drawers

### INCLUDED



Finger pull cupboards and draws  
Soft close hinges

### EXTRA COST OPTION



Gable waterfall ends

## SPLASHBACKS

### INCLUDED



Tiled splash back

### EXTRA COST OPTIONS



Stone Splash back



Glass splash back

## APPLIANCES

### INCLUDED



Westinghouse 900mm Stainless Steel Freestanding Cooker

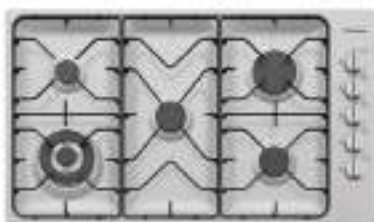


Westinghouse 900mm Stainless Steel Rangehood ducted to eave



Dishlex 900mm stainless steel dishwasher

### EXTRA COST OPTIONS



Westinghouse 900mm gas cooktop, separate



Westinghouse 900mm electric under bench oven



Westinghouse 900mm gas cooktop, black tempered glass

### EXTRA COST OPTIONS



Westinghouse 860mm integrated rangehood



Westinghouse 900mm canopy rangehood



Westinghouse 600mm freestanding dishwasher

## PC ITEMS

### INCLUDED



Kitchen Sink - Forme Double Bowl Drop In Stainless Steel Sink With Drainer



Butler's sink— Clark round single bowl flushline sink



PINA

Kitchen Tap— Phoenix sink mixer (chrome)



ARLO

### EXTRA COST OPTIONS



Phoenix Pullout sink mixer



Phoenix Squareline sink mixer



Phoenix Pina ink mixer (Matte black)

### EXTRA COST OPTIONS



Clark undermount stainless steel sink. Choose from 1.5 bowl to double bowl.



Franke single bowl universal sink



Franke double bowl flushline sink. Matt black.



Parisi ceramic butler sink

## PC ITEMS

### INCLUDED- AS PER PLAN



Forme wall hung vanities with cupboard and draws.

Select from 4 Stone colours and 4 Cupboard colours

Vanity size as per plan.



White Gloss PU  Light Ash  Walnut  Dark Chocolate



Blanc Stone  Cement Stone  Taupe Stone  Concrete Stone

### INCLUDED



COMET—Above counter basin

### EXTRA COST OPTIONS



LUNA



ATLAS



PLUTO



PEBBLE



ORGANIC



ATOM

### INCLUDED- AS PER PLAN



Forme Bathtub - Free Standing White Acrylic.  
Bath size is as per plan (1575mm x 745mm x 587mm)



Forme Toilet - Closed Coupled, Back To Wall With Soft Close Lid

## PC ITEMS

### EXTRA COST OPTIONS



Forme wall hung vanities with single finger-pull soft close drawer.

Select from 4 Stone colours, 4 cabinet finishes, 3 frame finishes and various basins.

Vanity size as per plan.



White Gloss PU
  Light Ash
  Walnut
  Dark Chocolate



Blanc Stone
  Cement Stone
  Taupe Stone
  Concrete Stone

### EXTRA COST OPTIONS



Caroma Urbane II wall faced pan with Dual flush plate and concealed cistern



Caroma Urbane II cleanflush back to wall toilet suite

### EXTRA COST OPTIONS



Clark 1600mm back to wall freestanding bath



Caroma Urbane 1800mm Oval freestanding bath



Parisi Isola 1600mm Oval freestanding bath



## PC ITEMS

### INCLUDED



PINA

Phoenix basin mixer



ARLO

### EXTRA COST OPTIONS



Phoenix Mekko basin mixer



Phoenix Vivid wall basin mixer (brushed nickel)



Phoenix Vivid slimline basin mixer



Phoenix Vivid vessel mixer

### INCLUDED



PINA

Phoenix shower/bath wall



ARLO



Phoenix bath spout



### EXTRA COST OPTIONS



Phoenix Vivid bath filler



Phoenix Vivid slimline bath outlet

### INCLUDED



OR



Choice of vertical shower on rail or ceiling shower rose with arm

### EXTRA COST OPTIONS



Phoenix Pina twin shower



Phoenix Lexi Square Shower rose

## PC ITEMS

### INCLUDED



Frameless mirror with polished edge to vanities - 900mm high X full length vanity



Shower Screens—Semi Frameless

### INCLUDED



Double Towel Rail



Toilet Paper Holder



Towel Ring (only to powder rooms)



Shower Shelf



Chrome floor waste

### EXTRA COST OPTIONS



400 x400 tiled shower niche



Frosted shaving cabinet (various sizes)



Tiled floor waste

## MAIN FLOORING

### INCLUDED



Choice of 450 x 450 Ceramic floor tiles from Beaumont Tiles Builder's range

OR

Choice of 8mm timber-look Laminate flooring with scotia

Range of colours from our Builder's range



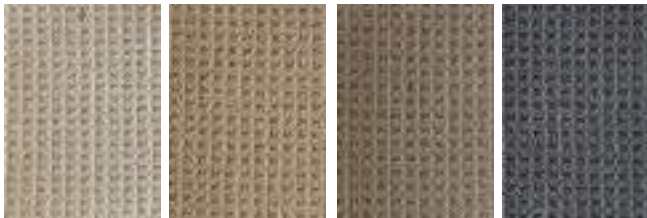
#### Laminate Floors

- Looks & feels like timber
- Very easy to maintain



### INCLUDED

Carpet to bedrooms, media rooms, first floor and staircase

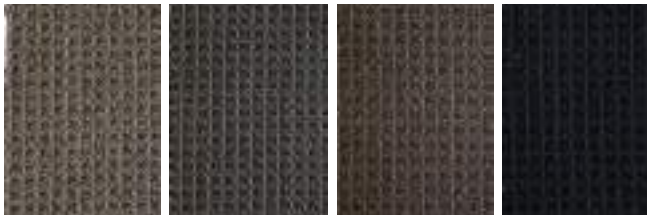


AGED DRIFTWOOD

TAUPE

WOOD SMOKE

STORM GREY



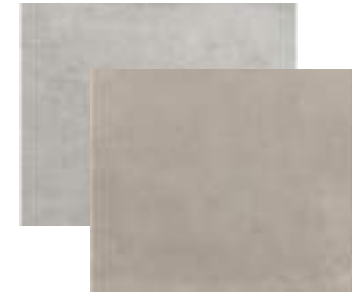
NATURAL BARK

SLATE

MOCHA

CHARCOAL

### EXTRA COST OPTIONS



600 x 600 Ceramic floor tiles



Timber look tiles

Herringbone pattern for main floor

## BATHROOM FLOOR AND WALL TILES

### INCLUDED



Choice of ceramic tiles from Beaumont Tiles Builder's range

Two (2) tile choices included

**Full height tiling to all bathrooms.**

1200mm tiling to separate W/C.

Sizing as follows:

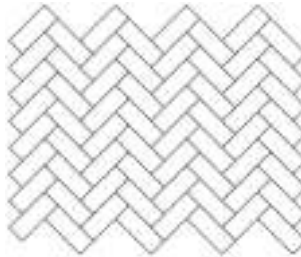
- 300 x 300mm
- 300 x 600mm
- 450 x 450mm

Grout colours to match tile colour

Note: darker grouts may incur extra charges for more extensive labour.

### EXTRA COST OPTIONS

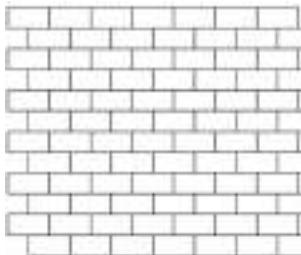
- Upgrade tile selections
- Mosaic tiles
- Tile laying patterns



Herringbone



Chevron



Brick

## LAUNDRY AND SPLASHBACKS

### INCLUDED

Splashback to laundry, kitchen and butler's pantry (as per plan)



Choice of ceramic Subway 100 x 300mm tiles from Beaumont Tiles Builder's range

Range of colours available

White grout only included

Brick or stack pattern included for splash backs only



Choice of ceramic tiles from Beaumont Tiles Builder's range for laundry floor.

Sizing as per bathroom floor sizes.

Skirting tile to match.

## EXTERNAL TILES

### INCLUDED

Tiling to the porch and alfresco (as per plan)



Choice of ceramic tiles from Beaumont Tiles Builder's range

Sizing as follows:

- 300 x 300mm
- 300 x 600mm
- 450 x 450mm
- 600 x 600mm

Grout colours to match tile colour

Note: darker grouts may incur extra charges for ...



## INCLUDED- AS PER PLAN

### INCLUDED ON SELECTED DESIGNS



- WK benchtop
- Built in cabinetry
- 35 Litre drop in sink

NOTE: Included on selected designs as a standard inclusion

## INCLUDED

### INCLUDED ON SELECTED DESIGNS



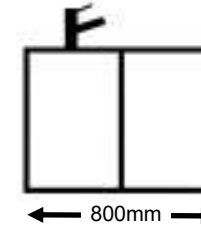
Phoenix sink mixer (Chrome)



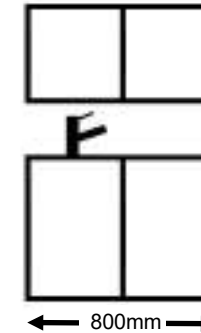
- Laundry Tub - 45 Litre Stainless Steel Bowl, Style As Per Plan
- Metal cabinet
- Can conceal washing machine taps if required

## CABINERY COMBINATIONS

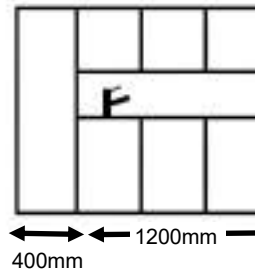
### EXTRA COST OPTION



800mm wide cabinet with a drop in tub



800mm wide cabinet with a drop in tub & 800mm overhead cupboards



1200mm wide cabinet with a drop in tub & 1200mm overhead cupboards plus a 400mm broom cupboard

NOTE: Included on selected designs as a standard inclusion

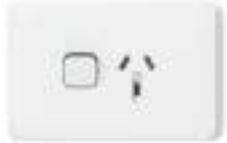
## SWITCHES

### INCLUDED

Clipsal power points and light switches



Light switches as required



Single GPOS for appliances



Double GPOS throughout



One (1) waterproof double GPO to alfresco

- An electrical consultation is offered as part of the selections process.

## LIGHTING

### INCLUDED

#### INTERNAL LIGHTING



LED Downlights Throughout



Twin fluorescent linear light to garage

#### EXTERNAL LIGHTING



Spotlight with motion sensor



TV antenna (if applicable)

### EXTRA COST OPTION



Pendant lights



Flat



Recessed hallway / Step lights



Alarm and/or intercom

## INCLUDED

Westinghouse 600mm slide out range hood, or  
900mm exhaust fan, ducted to external eave



## INCLUDED

Westinghouse under bench electric oven 600mm  
Gas 600mm 4 burner cooktop or



## INCLUDED

Rinnai continuous gas hot water.  
20 litres per minute



## INCLUDED



Kitchen Sink - Franke Double Bowl Drop In Stainless Steel Sink  
With Drainer



Toilet - Back To Wall With Soft Close  
Lid



Kitchen Tap - Sink Mixer (Chrome)



## INCLUDED

Poly slim line rain water tank (up to 3000L) with pump



## EXTRA COST OPTION

Underground rain water tank—Great for tight sites!



## INCLUDED

Wall insulation batts (R-value 1.5) and ceiling insulation batts (R-value 2.5)



## EXTRA COST OPTION

Acoustic wall insulation batts



## INCLUDED

Hot water system— 26 litres gas instantaneous



Ducted air conditioning—cooling system



*All minimum BASIX commitments must be met for compliance and approvals. Individual requirements may exceed our included standard BASIX package. A variation will be requested for any required non-standard BASIX items.*

## INCLUDED



Ducted air con duct vents

## INCLUDED



Mechanical ventilation (as required)

## INCLUDED



Wall mounted foldable clothesline

## EXTRA COST OPTION



Slotted bar air con grill vents

## EXTRA COST OPTION



Wi-fi control for ducted air con— controller touch pad

*All minimum BASIX commitments must be met for compliance and approvals. Individual requirements may exceed our included standard BASIX package. A variation will be requested for any required non-standard BASIX items.*

## INCLUDED



Letterbox allowance  
(credit back)

## EXTRA COST OPTION



Kikuyu turf—supply and install

## EXTRA COST OPTION

Timber fence



## EXTRA COST OPTION



Colourbond fence

## EXTRA COST OPTION



Pebbles —supply and install