



CHOICE NEW HOME PACKAGE

The Acacia

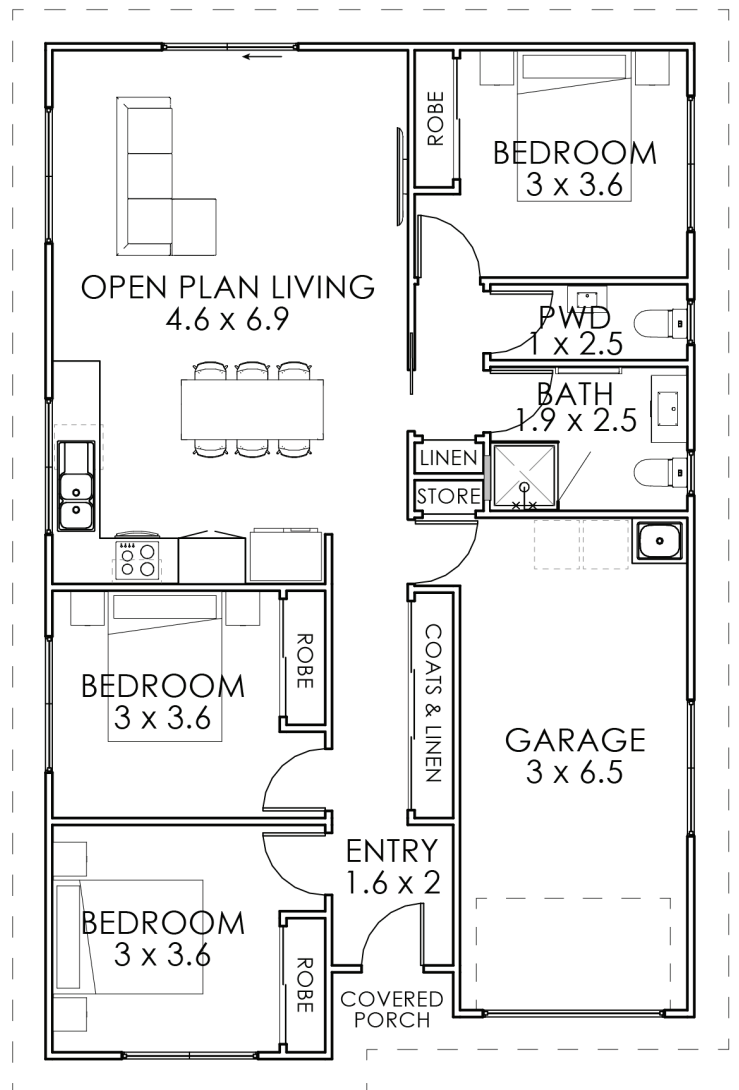
AREA:	110m ²	BEDS:	3
WIDTH:	8.56m	BATHS:	1.5
LENGTH:	13.26m	GARAGE:	1

A Choice New Home Package by SJM Property Developments offers great value home building!

FEATURES:

- 3 bedrooms with built-in robes
- Generous storage
- Separate powder room
- Carpet, laminate & tile flooring
- Double glazing
- Driveway concreting
- Your own colour selections

Or from \$295,000 add the **MyHome** Extras Package which includes front and rear paths, frontage landscaping, boundary fencing & window furnishings!



The \$275,000 starting price includes \$13,000 preliminaries allowance towards costs such as reports, drafting, engineering, and council fees, and is based on the 2023 Choice Range Inclusions, maximum 400mm fall across block, and a BAL-LOW bushfire rating. Images are the artist's impression and may include upgrade options.

2023 Choice Range Inclusions

Building

- 7 Year Structural Warranty
- Built to Australian Standards
- 90 Day Defect Period
- Surveyor set-out fees
- Site preparation and removal of spoils ready for footings
- 100mm thick concrete raft slab to engineers specifications
- Pine MGP10 90x35 framing throughout
- Pine prefabricated engineered roof trusses and MGP12 roof battens

External

- James Hardie Axon, Stria, Linea or EasyLap cladding
- Colorbond Custom Orb roofing iron, fascia, quad guttering and flashings
- James Hardie 4.5mm cement sheet eaves system
- Painting to cladding, eaves, downpipes and entry door
- Double glazed aluminium powder coated awning windows
- Aluminium powder coated door frames
- Corinthian Madison Range 820mm entry door
- Lockwood Nexion Element L3 satin chrome entry door hardware
- Motorised B&D Roll-A-Door garage door in Colorbond finish
- Up to 40m2 natural grey driveway concreting

Internal

- 2400mm high ceilings
- Insulation as required by the Energy Report
- Knauf MastaShield 10mm plasterboard with square set ceiling junctions
- Waterproofing to wet areas as per Australian Standards
- Corinthian Redicote Flush Panel 2040mm high doors
- Lockwood Velocity Element L3 satin chrome door hardware
- MDF 67x12 architraves
- MDF 92x12 skirting boards
- 3 coat system painting to walls, doors, architraves and skirtings from the Dulux range, ceiling white to ceilings
- Stainless steel door stops
- 600mm x 600mm concealed manhole

Appliances

- Artusi PACC60 60cm Vitro Ceramic Cooktop
- Artusi AO650X 60cm Built-In Electric Oven
- Artusi ACH600X 60cm Canopy Rangehood

Joinery

Kitchen

- Polytec laminate 34mm bench tops
- Polytec Melamine solid colour cabinets (matt/sheen)
- White melamine shelving
- Soft close drawers and doors

Robes

- Bedroom built-in robes with white melamine sliding doors and shelving, and chrome hanging rails
- Linen cupboards with white melamine sliding doors and shelving (flush panel door to small cupboards)

Flooring

- Clix floating floors to entry, kitchen, dining, living, halls
- Brease Arhern carpet to bedrooms and robes



MyHome Extras Package (optional)

- Blockout roller blinds to all windows & sliding door (excludes translucent windows)
- Up to 10m2 natural grey concreting to paths
- Frontage landscaping (garden bed & seeded lawn)
- 1800mm high treated pine paling fencing to side & rear boundaries (up to a 550m2 block)

Tiles

- Floor tiles to bathroom and powder room from the Belga, Syrus or Density range
- 300mm high vanity, wall basin and laundry trough splashback, 1950mm high shower walls, and 600mm high kitchen splashback from the Belga, Syrus, Density, Visionary or United range

Electrical

- 1 LED tri-colour downlight to bedrooms, entry, halls
- 6 LED tri-colour downlights to open plan living area
- 1 LED tri-colour downlight to porch and sliding door eaves
- 2 LED tri-colour downlights to garage
- Clipsal Iconic Vivid White power points and light switches
- 1 SGPO to rangehood, & fridge & dishwasher space
- 2 DGPOs to bedrooms
- 4 DGPOs to open plan living area
- 1 DGPO to garage and bathroom
- 2 hard wired smoke detectors
- 7.1KW Fujitsu reverse cycle split system air conditioner
- 3-in-1 unit to bathroom (heat lamp, light, fan)
- 1 TV connection point and roof antenna
- Single phase meter box
- Supply NBN lead in conduit

Plumbing

Kitchen

- Franke Ondaline OLX 621 double bowl sink
- Mixx Jasmin chrome gooseneck sink mixer
- Cold water connection to fridge

Laundry

- Everhard EI 40L Laundry Unit
- Mixx Alpine chrome sink mixer
- Washing machine taps

Bathroom

- KDK PF900 900mm white wall hung vanity
- 750mm x 900mm mirror
- Mixx Jasmine chrome basin mixer
- Mixx Jasmine chrome shower mixer
- Mixx Round single chrome shower set
- 900mm x 900mm fully framed chrome shower screen with Flinders Ultralite base
- Mixx Round single chrome towel rail x 2
- KDK Aztex Toilet Suite
- Mixx Round chrome toilet roll holder

Powder Room

- Fienza Linea wall hung basin with chrome bottle trap
- Mixx Jasmine chrome basin mixer
- KDK Aztex Toilet Suite
- Mixx Round chrome toilet roll holder

Other

- 170L Rinnai electric hot water cylinder
- 1 external tap
- Service connections (maximum 10m), excludes upgrades