



AURELIA
— HOMES —
CRAFTED FOR LIFE

AURELIA CORE INCLUSIONS

Quality inclusions.
Trusted values.
Homes crafted for life.



QUALITY
ASSURED



BUILT ON
TRUST



FOCUSED ON
YOU



DESIGNED FOR TODAY.



BUILT FOR TOMORROW.



CRAFTED FOR LIFE.

CORE INLCUSIONS

Structural Integrity & Guarantees

- 7-year structural guarantee for your peace of mind
- 3-month maintenance period after handover.
- Independent inspections by registered surveyor: pre-slab, frame and final.
- MGP10 stabilised pine wall frames with engineered roof trusses rated upto N2 wind load.
- R2.0 wall insulation and R4.0 ceiling insulation for year-round comfort.

External Features & Façade

- Choice of Core Range bricks or Hebel.
- Colorbond fascia, gutters and downpipes with 22.5° Colorbond roof.
- Brick infills to all windows and garage door opening.
- Colorbond garage door from Core Range.
- Full render to first floor on double storey homes.
- Sisalation foil wrap to all external walls.
- Awning windows to front façade.

Internal Finishes

- 10mm plasterboard walls and ceilings including Alfresco, with 55mm cove cornices.
- Water-resistant plasterboard to all wet areas.
- 67x12mm MDF skirtings and architraves.
- Three-coat paint system to all walls and two coats to ceilings
- Flooring package includes porcelain tiles to living areas, porcelain tiles in wet areas, and quality carpets with 8mm underlay to bedrooms.

Kitchen Design & Appliances

- 20mm reconstituted stone benchtops (silica free).
- Laminate cabinetry with cutlery drawers and Core Range handles.
- Stainless steel designer mixer and double bowl sink with drainer.
- Up to 3000mm kitchen counter with tiled splashback.
- Generous kitchen island up to 800mm x 2700mm.
- Appliances include: 900mm cooktop, oven and rangehood, plus 600mm dishwasher.

Bathrooms & Ensuite Retreats

- 20mm stone benchtop vanities with laminate cabinetry.
- Mirror above vanity (up to vanity width).
- 900x900mm tiled shower base with semi frameless screen.
- Tiles upto shower height 2100 MM in common bathroom and Ensuite
- Vitreous china toilet suites (dual flush).
- Core Range tapware, showerheads and towel accessories.

Laundry

- 45L free-standing laundry trough with tiled splashback.
- Hot and cold water connections for washing machine.
- Core Range tapware.
- Linen cupboard (design specific).

Robes & Storage Solutions

- Master bedroom walk-in robe with shelf and hanging rail.
- Built-in robes to other bedrooms with shelf and hanging rail
- Linen closet with 4 melamine shelves.
- 2040mm hinged robe doors.

Doors & Hardware

- 2040mm high internal PMDF flush panel doors.
- 2040mm high hinged doors to bedroom wardrobes.
- Solid weatherproof doors to garage and laundry (as applicable).
- Aluminum sliding door to Alfresco/Outdoor area (as applicable).
- Alfresco sliding door height – 2100mm.
- Main entry door – solid construction with feature design and locks, 2040mm (H) x 820mm (W), prime coated.
- Privacy locks to all bedroom and ensuite doors (Core Range).
- Air-cushion door stoppers for smooth operation.
- Windows Powder-coated aluminum sliding windows. Keyed locks to all openable windows.
- Standard window supplier and sizing will be used. Should the client request alternative suppliers or custom sizing, any additional costs or delays will be the client's responsibility.

Ceiling Heights

- Ground floor ceiling – 2740mm.
- First floor ceiling – 2550mm (if applicable).

Plumbing

- Two garden taps – one at front, one at rear.
- Instantaneous hot water system – 26 litres per minute.

Heating, Cooling & Comfort

- Ducted heating system and Evaporative cooling system with up to 7 outlets

Electrical & Connectivity

- Up to 25 LED downlights (single storey) or 35 (double storey).
- Up to 20 double GPOs (single storey) or 30 (double storey).
- 1 TV, 1 data and 1 telephone points included.
- Slimline white switch plates throughout. 2 para flood lights (front & rear).
- Safety switches and circuit breakers for compliance.
- Exhaust fans above all showers wiring included (where applicable).



Disclaimer: All specifications, inclusions, products, finishes, and pricing are subject to change without notice. Images are for illustrative purposes only. Please contact us to obtain the latest specifications and a current written quotation before making any purchasing or contractual decision.