

Content
LIVING

THE SOUTHPORT

GOLDWYER DRIVE, APSLEY ESTATE, MANDOGALUP

WELCOME TO YOUR NEW HOME...

ACCESS THE HIGHEST LEVEL OF LUXURY FAMILY LIVING IN THE SOUTHPORT.

A stunningly stylish centralised entertaining area thoughtfully surrounded by secluded living spaces puts the Southport at the top of the list for families that love to live large.

Featuring a dedicated home theatre, study, four spacious bedrooms and two bathrooms including a master ensuite boasting a grand walk-in robe and freestanding bath, the Southport ticks every box while oozing modern luxuriousness.

Plus with all the extra features of a Diamond Range home, like gorgeous Essastone benchtops throughout and premium designer tapware, your new lavish lifestyle awaits.





THE SOUTHPORT DIAMOND

Experience ultimate comfort and freedom in the Southport that is designed with family in mind.

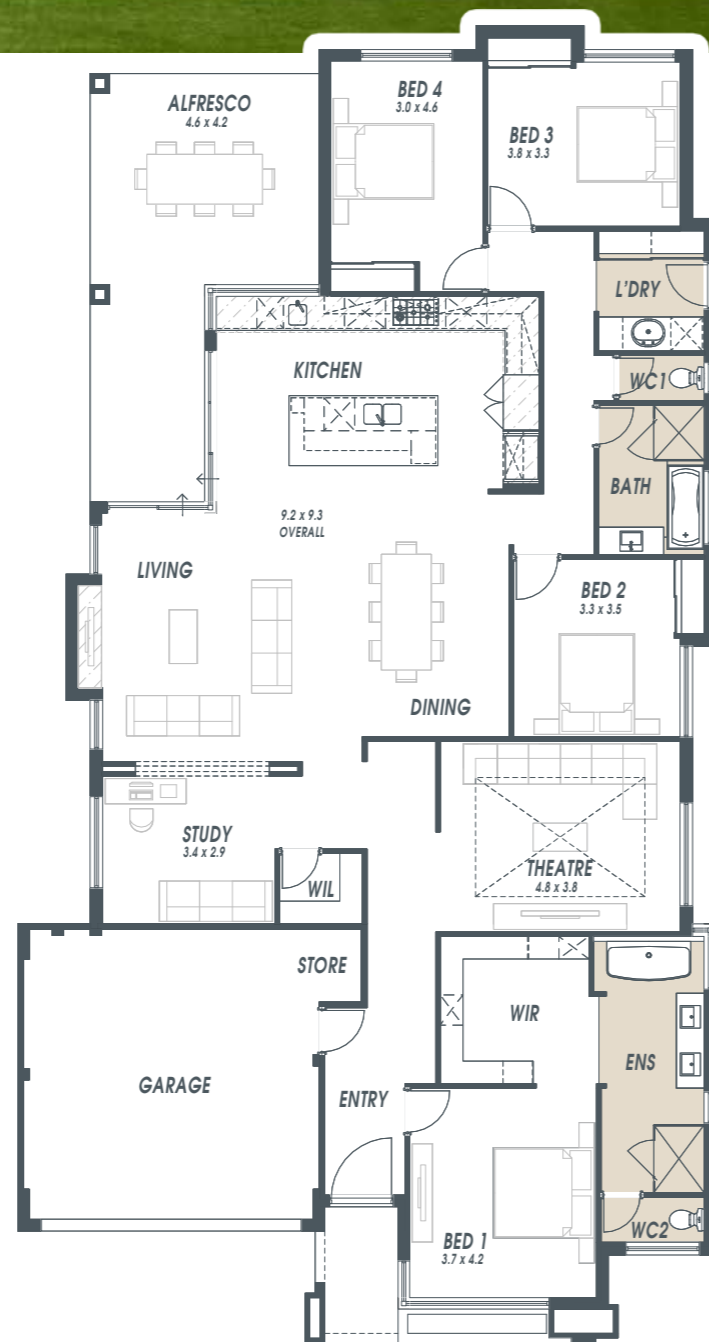
Featuring an impressive gourmet kitchen overlooking the open-plan dining and living areas, entertainers will fall in love with the interconnected ambience perfect for all occasions.

When you enter a Content Living display home, what you see is what you get.

We strive to offer a building experience, that is honest, up-front and free of smoke and mirrors.

We offer premium quality features throughout, like your gourmet kitchen with Essastone benchtops.

You'll also love the glass splashbacks, as well as the hotel-inspired master bedroom with fitted walk in robe and luxury ensuite.



Designed for 15m lots | Total area: 312m²



THE SOUTHPORT LUXE

When you're building your new home, it's important to choose what's right for you.

With our Luxe Range, the choice is yours to customise your home's inclusions and make your very own masterpiece.

Add your own personal touches and define your space, with our flexible options.

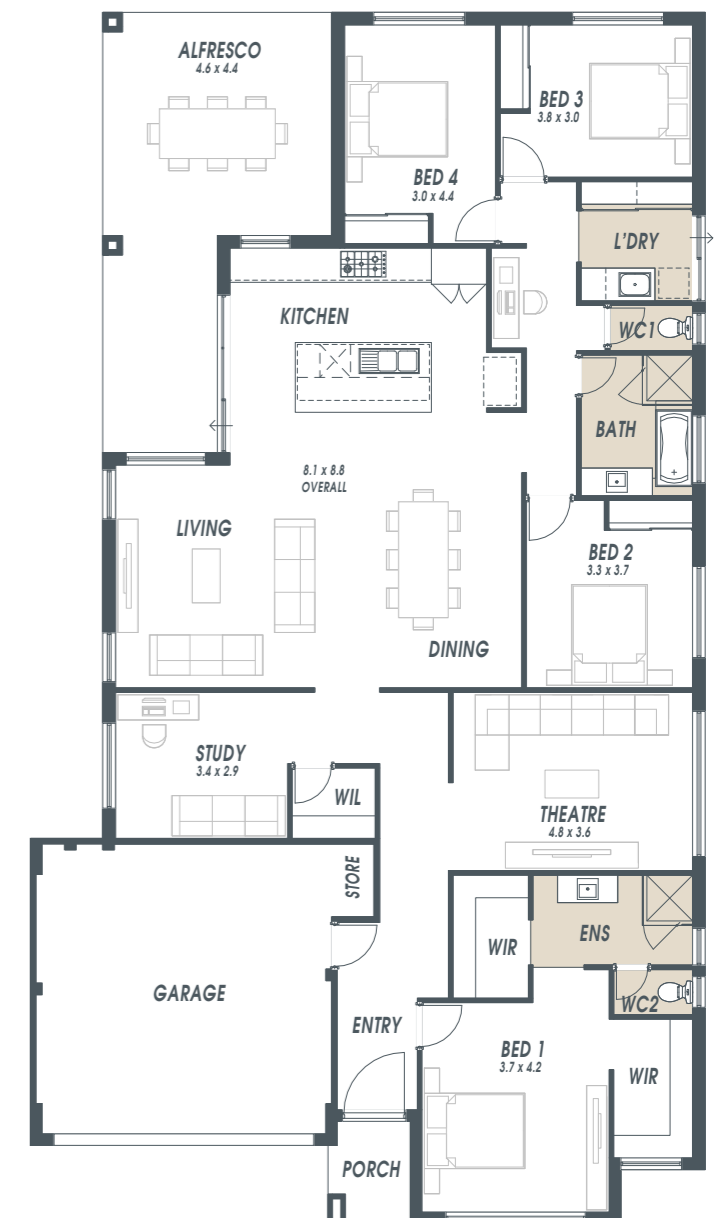
The Luxe Range offers the perfect opportunity to start with a professionally designed home and tailor it to your exact needs.

There's no better way to ensure your new home works perfectly for your family's unique lifestyle; we're here to help.

Our team of professionals have helped thousands of families create their own personal havens and are ready to take you through the creative process of making your home truly unique.

See next page for full specification.

Designed for 15m lots | Total area: 289m²



WHAT'S INCLUDED IN YOUR HOME.

D - Included in Diamond Display Specification
L - Included in Luxe Specification

SERVICES WE PROVIDE FOR YOU	D	L
HIA lump sum building contract	✓	✓
Council building application fee	✓	✓
Housing indemnity insurance	✓	✓
Watercorp standard approval fee	✓	✓
Full working drawings	✓	✓
Litter allowance	✓	✓

YOUR HOME & ITS CONSTRUCTION	D	L
WA owned independent builder	✓	✓
Lifetime structural guarantee*	✓	✓
Quality assured to ISO9001 standards	✓	✓
Engineer designed slab and footings	✓	✓
10m of sewer connection from WC	✓	✓
6m of water run in	✓	✓
6m of power run in	✓	✓
20m of gas run in	✓	✓
25 degree roof pitch included	✓	✓
Double clay brick construction	✓	✓
6 Star NatHERs Energy efficient design	✓	✓
6 months maintenance period	✓	✓
Blue Pine treated roof timber as standard	✓	✓
3 point data pack for future telecommunications	✓	✓
PVC pipe under driveway	✓	✓

YOUR EXTERNAL FEATURES	D	L
Choice of roof: Colorbond metal roof or Harmony shingle tile from builders range	✓	✓
Acrylic render and face brick to front elevation including two colours	✓	✓
1 course brickwork	✓	✓
2 course brickwork	✓	✓
Plasterboard lined alfresco	✓	✓
Raised ceilings to alfresco	✓	✓
Hardiflex lined garage	✓	✓
Raised ceilings to garage	✓	✓
31 course plasterboard lined portico (where applicable)	✓	✓
Light point to portico and alfresco (where applicable)	✓	✓
1200mm wide 28 course feature entry door (painted) with luxury handle	✓	✓
Keyed alike windows, lockable in open position	✓	✓
Choice of 10 window frame colours from builders range	✓	✓
Double morticed deadlocks to all sliding doors	✓	✓
Flyscreens to all windows & sliding doors	✓	✓
Colorbond - Fascias, downpipe and gutters and painted eaves, woodwork and meterbox to builders spec	✓	✓
Slotted Colorbond gutters	✓	✓
Powered sectional garage door (flush fit pelmet) with two remote controls	✓	✓
Concrete hardstand to garage	✓	✓
6 metre long brick paved driveway from builders range (where applicable)	✓	✓
Brick paved alfresco and portico area from builders range (where applicable)	✓	✓
Front and rear garden taps	✓	✓
Choice of Brickmakers builders standard range to external face bricks	✓	✓
Draft weather seals to all hinged doors entering the home	✓	✓
Cream rolled mortar joints to brickwork	✓	✓
Contour survey of your new home site	✓	✓

YOUR INTERNAL FEATURES	D	L
31 course high ceilings throughout	✓	✓
30 course high ceilings throughout	✓	✓
Fujitsu fully ducted reverse cycle air-conditioning	✓	✓
Feature recess ceiling to home theatre (where applicable)	✓	✓
Double Fitted walk in robe to Bed 1 (where applicable)	✓	✓
Mirrored sliding robes to bed 2, 3 and 4 (where applicable)	✓	✓
Walk in linen with four shelves	✓	✓
Full painting to ceilings, doors and door frames (excludes internal walls) to builders specifications	✓	✓
Metal corner beads to all trafficable corners (excluding reveals)	✓	✓
Double power points to all habitable rooms	✓	✓
Delf lever door handles to all internal doors	✓	✓
Light points to every room and passage	✓	✓
5 Rheem star gas storage hot water unit	✓	✓
Two hard wired smoke detectors	✓	✓
RCD safety switch	✓	✓
Anti-scald water tempering valve	✓	✓

YOUR KITCHEN & SCULLERY	D	L
Choice of Essastone® tops from builders range	✓	✓
Choice of silk or gloss finish to cabinets from builders Diamond range	✓	✓
ABS edging to all cupboards & drawers	✓	✓
Soft closers to all cupboards & drawers	✓	✓
Westinghouse Australian made 900mm stainless steel under bench oven	✓	✓
Twin 600mm Electrolux ovens and cooktop	✓	✓
Westinghouse 900mm stainless steel 5 burner hot plate (cast iron trivets)	✓	✓
Westinghouse 900mm stainless steel range hood (flumed externally)	✓	✓
Overhead cupboards to kitchen and fridge recess as displayed	✓	✓
Dropped bulkhead over hotplate and fridge recess (where applicable)	✓	✓
Dishwasher recess with plumbing & power	✓	✓
Two banks of three pot drawers (where applicable)	✓	✓
Bank of cutlery drawers	✓	✓
Laminated double door pantry as per plan (where applicable)	✓	✓
200mm high glass splash back to kitchen	✓	✓
700mm high glass splash back to kitchen	✓	✓
700mm high tile splash back to kitchen	✓	✓
Single under mount sink to kitchen with basket waste plug (where applicable)	✓	✓
400mm high glass splash back including returns to scullery (where applicable)	✓	✓
Double under mount sink to scullery with basket waste plug (where applicable)	✓	✓
Choice of designer mixers	✓	✓
Pot drawers as per plan	✓	✓

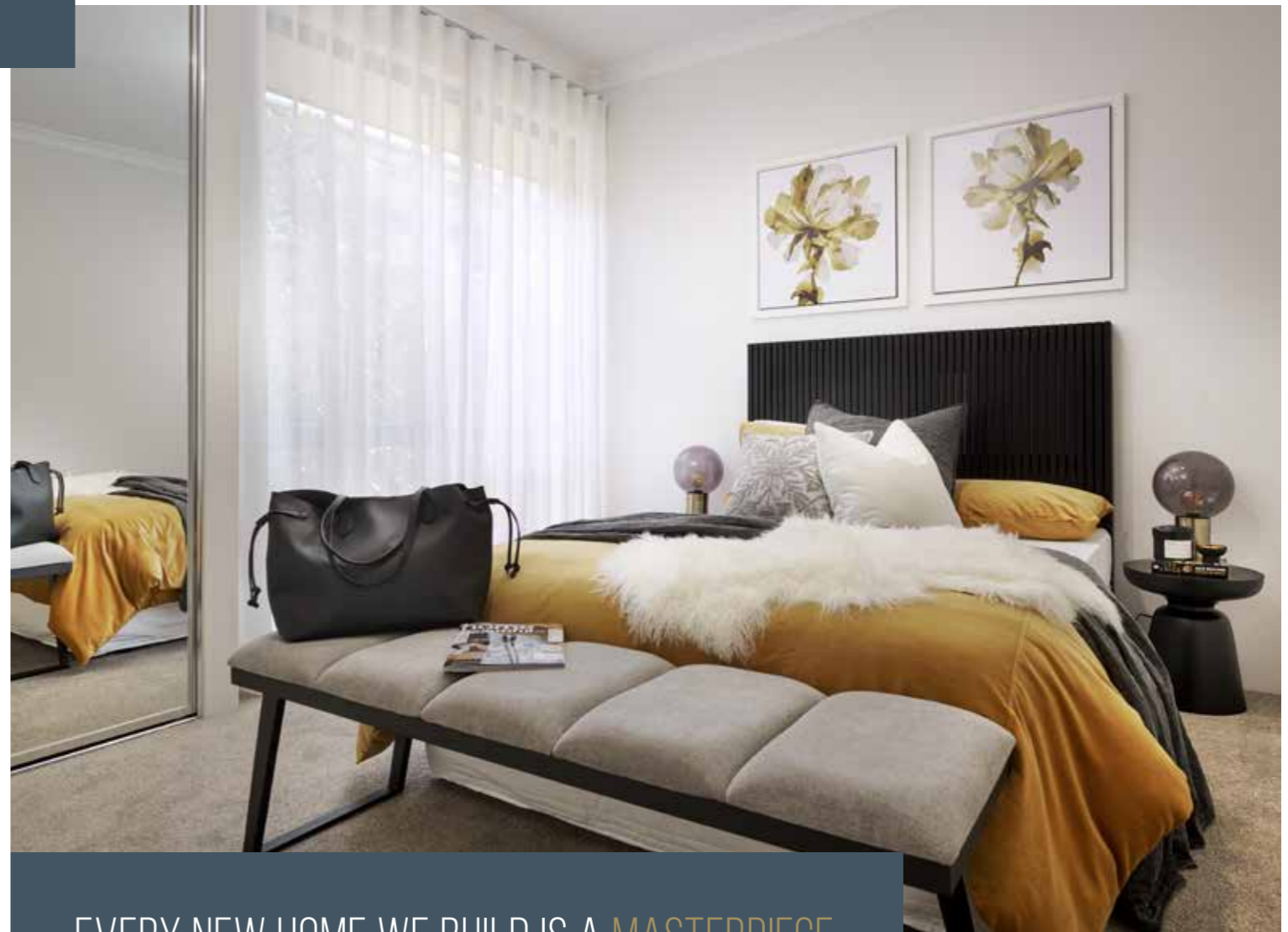
YOUR ENSUITE & BATHROOM	D	L
Choice of Essastone® tops from builders range	✓	✓
Choice silk or gloss finish to cabinets from builders Diamond range	✓	✓
Bank of three drawers to ensuite vanity (where applicable)	✓	✓
ABS edging to all cupboards & drawers	✓	✓
Soft closers to all cupboards & drawers	✓	✓
Choice of inset china basins	✓	✓
Choice of flick mixers	✓	✓
Choice of shower flick mixers	✓	✓
Choice of luxury handheld shower on rail	✓	✓
Semi frameless shower screens	✓	✓
2 metre high tiling to shower and one row of skirting tiles	✓	✓
Chrome floor wastes	✓	✓
One row of tiling above vanity	✓	✓
Frameless mirror	✓	✓
Ladder style towel rail	✓	✓
Privacy latch to WC	✓	✓
Dual flush WCs with china cistern and soft closing seat	✓	✓
1675mm Caroma bath tub with flick mixer	✓	✓
Mitred tiling throughout	✓	✓
Hobless shower recess throughout	✓	✓

YOUR LAUNDRY & WC	D	L
Choice of Essastone® tops from builders range	✓	✓
Choice of silk or gloss finish to cabinets from builders Diamond range	✓	✓
Caroma 35L china trough and laminated cabinets	✓	✓
Caroma 35L chrome trough and laminated cabinets	✓	✓
Choice of flick mixers	✓	✓
400mm high glass or tile splash back including return	✓	✓
Concealed washing machine taps	✓	✓
Floor tiling to laundry and WC from builders range	✓	✓
Dual flush WC with china cistern and soft closing seat	✓	✓
Privacy latch to WC	✓	✓
Chrome floor wastes	✓	✓
External lighting outside laundry	✓	✓

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All information correct at time of printing, may change without notice. Photos for illustration purposes only. All room sizes are approximate only. Room furniture and bedding illustrated on floor plan is for diagrammatical purposes only. BC8867



EVERY NEW HOME WE BUILD IS A MASTERPIECE.

DRIVEN BY EXCEPTIONAL CUSTOMER SERVICE.

We believe that building a beautiful new home for your family shouldn't be a stressful experience. Our team are trained with customer service at the forefront, ensuring that you are well looked after from your display home visit through to administration, construction, and beyond.

EXCELLENT PRODUCTS FROM BRANDS THAT YOU TRUST.

We're proud to support Australian suppliers with the products that go into our homes. With quality brands like Colorbond, Caroma, and Westinghouse, you can trust that your new home will stand the test of time for many years to come.

Content Living is one of the most respected new home builders in WA, with over 21,000 quality homes built over the last 28 years.

Having started in 1992, we have dedicated ourselves to serving the Western Australian community with exceptionally built homes to suit a wide range of needs.

Our premium homes are designed with experience and passion, ensuring our they each leave a legacy for generations to come.



Content
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FOR
LIFE



Quality
ISO 9001

As one of the only builders in Perth with ISO 9001 certified Management Systems, we're always monitoring our work for efficiency and quality.

The improvements we make are based on real data, so we can keep building better homes for our clients at the most competitive price on the market.

CALL US ON 9202 5225 OR
VISIT CONTENTLIVING.COM.AU