

Content
L I V I N G

Masterpiece Collection

THE OPULENCE

GOLDWYER DRIVE, MANDOGALUP



Welcome to your new home

4 BEDROOMS

2 BATHROOMS

15M WIDTH

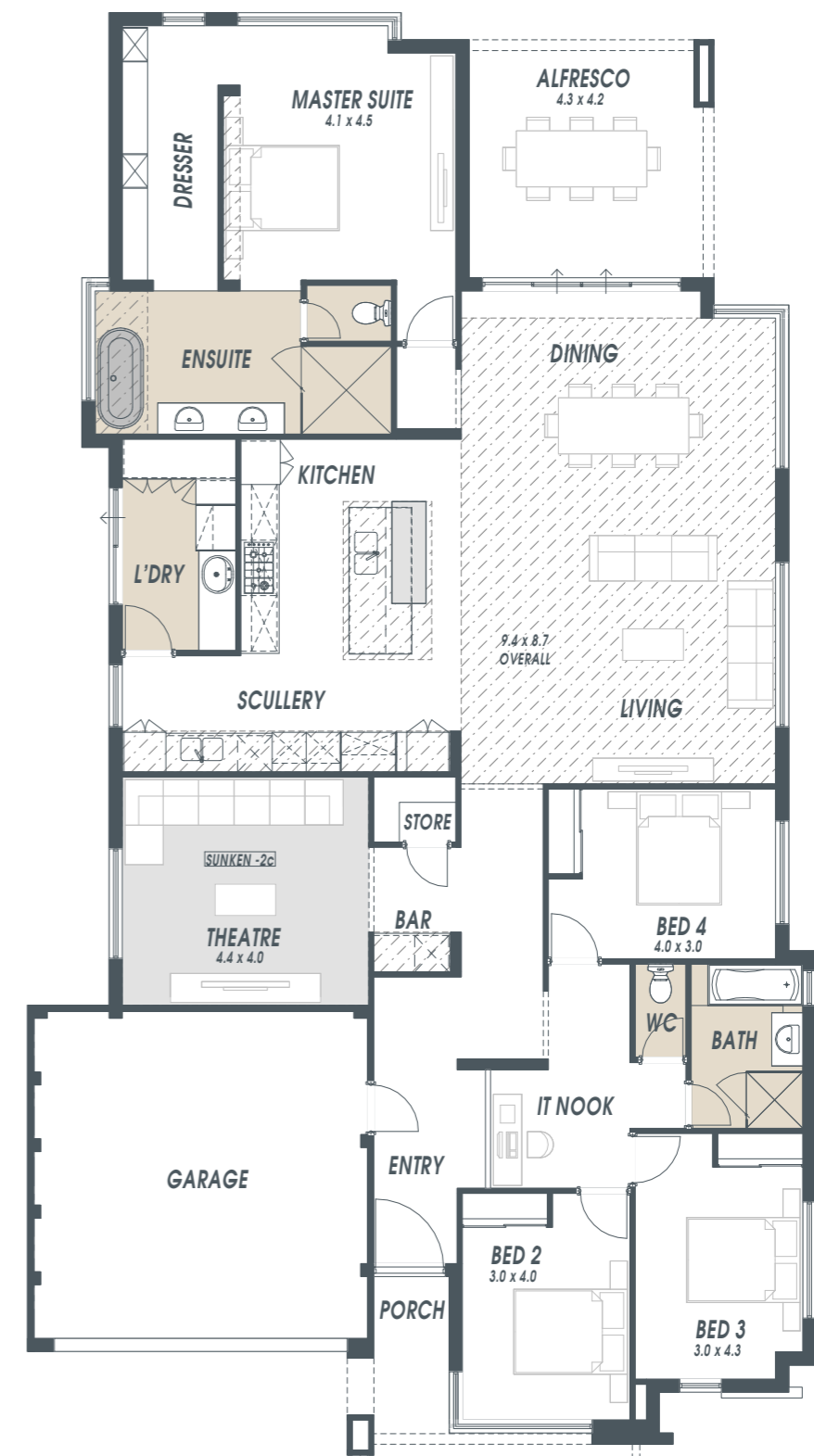
295m² AREA

The essence of luxury is yours when you step into the Opulence, a truly elegant home from our Masterpiece Collection.

Featuring all the quality inclusions you see throughout this decadent space, the Opulence is sure to delight with a four bedroom, two bathroom design; incorporating a master suite located at the rear which creates a lavish private sanctuary.

Continuing to expand on its luxurious feel, this gorgeous home comes with an impressively-fitted kitchen and scullery that flows effortlessly out into a stunning open plan living and dining area, connected to a spacious theatre room and bar area.

A home that truly befits the Masterpiece Collection, the Opulence offers everything you could want in a luxury family home.



310 HIGH CEILINGS THROUGHOUT

FEATURE DROPPED BULKHEAD TO KITCHEN

700MM GLASS SPLASHBACK

FEATURE DORF SINKMIXER

LIFETIME STRUCTURAL WARRANTY

DUAL 600MM AEG OVENS

30MM ESSASTONE BENCHTOPS

INTEGRATED RANGEHOOD & 900MM GLASS HOTPLATE

CUSTOM CABINETRY FITOUT

FEATURE CORNICE THROUGHOUT



DUAL RAIN SHOWER HEAD

SEMI-FRAMELESS SHOWER SCREEN

310 HIGH CEILINGS THROUGHOUT

DORF FLICKMIXER TAPWARE

FRAMELESS MIRROR

HOBLESS SHOWER

TWIN INSET BASINS TO VANITY

CUSTOM CABINETRY FITOUT

30MM ESSASTONE BENCHTOPS

FREESTANDING BATH



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Specifications

OUR COMMITMENT AND SERVICES

- WA owned independent builder
- Quality assured to ISO9001 standards
- Award winning member of HIA
- Housing & indemnity insurance
- Lifetime structural warranty
- BCA compliant energy efficiency
- Offered maintenance inspection at end of 6 month defect liability period
- Engineer's site inspection report
- Feature contour survey by qualified surveyors
- Standard local authority and Water Corp fee
- 10m sewer run included
- 6m water run included
- 6m power run included
- 20m gas run included
- Anti-termite protection treatment with certificate of guarantee
- 5 star energy efficient gas storage hot water system (160L)
- HIA fixed price contract
- Individual design service
- Obligation free site visit & appraisal
- Independent finance advisory service available

DOORS & WINDOWS

- Powdercoated aluminium window & door frames throughout in wide range of colours
- Obscured glazing to bathrooms, ensuites, WCs & powder rooms
- Keyed vent locks to all opening windows
- Flyscreens to sliding doors & opening windows
- 2340mm x 1200mm feature front door to entry with draft stopper
- Extra high Corinthian Deco series internal doors throughout
- Delf Architectural Metro Trilock Pull Handle to entry & Delf Architectural Linear Secure Multi Function Lock to garage
- Secure solid core Deco door to garage entry
- Delf Architectural 100 Series leverset door handles throughout
- Privacy sets to WCs, bathrooms, ensuites & powder rooms
- White Kote glass doors to linen
- Mirrored doors to robes in bedrooms
- Deadlocks (including mortice locks to sliding doors) to all external doors (keyed alike)

ELECTRICAL & APPLIANCES

- Double power points throughout including laundry & garage
- One ceiling light to every room
- Flumed exhaust fans to all ensuites, bathrooms, WCs & powder rooms
- Telephone point & TV point
- Smoke detectors as per BCA requirements
- RCDs as per BCA requirements
- 2 x AEG 600mm stainless steel electric multi function ovens
- Electrolux 900mm black glass hotplate with cast iron trivets
- Designer integrated rangehood or canopy rangehood as shown

KITCHEN, BATHROOM & LAUNDRY

- 30mm Essastone benchtops from builders standard range
- Custom built Laminex Silk Finish cabinets with ABS edges in a range of colours
- Soft closers to all cabinet doors and drawers
- Hafele finger grips to all kitchen cabinetry
- Close coupled back to wall ceramic toilet suites with soft closing seats
- Caroma Urbane or Liano Nexus inset basins to ensuites & bathrooms
- Caroma Aura or Urbane acrylic bath to ensuite (where applicable)
- Caroma Newbury bath to minor bathrooms
- Choice of 2 quality flickmixer taps throughout
- Caroma Luna rain showers to master ensuite
- Semi-frameless shower screens to ensuites & bathrooms
- Frameless mirrors to ensuites, bathrooms, and powder rooms
- Towel ladder to master ensuite
- Designer, chrome plated metal bathroom accessories from Dorf Enix range to ensuites, bathrooms & powder rooms
- Automatic washing machine taps to laundry concealed in cabinets
- Square chrome floor wastes
- Feature Dorf sink mixer to kitchen
- Double undermount stainless steel kitchen sink
- Dishwasher recess with cold plumbing & GPO
- Overhead cupboards where shown
- Caroma Metro vitreous china laundry trough
- Glass splashback to kitchen and laundry

INTERNAL FEATURES & FINISHES

- \$44 per sqm wet area tiling allowance
- Floor tiling to bathroom, ensuite, WC, powder room, laundry
- Mitred tiling & two grout colours
- 2m high tiling to showers
- High ceilings throughout home as shown on plan
- Full internal painting excluding internal walls
- Durable plaster beads to all trafficable areas inside the home

EXTERNAL FEATURES & FINISHES

- Engineered concrete slab
- Double clay brick construction
- Acrylic texture finish to entire home with two contrasting colours* excluding inside garage and boundary walls
- Grano hardstand to garage
- Full external painting
- 28c ceilings to garage with weatherproof flush lined ceilings with coved cornices
- 31c ceilings to alfresco and porch with weatherproof flush lined ceilings with coved cornices (where shown)
- 75mm feature cornice to entry, theatre, kitchen, dining, and family
- 25 degree roof pitch
- Choice of roof tiles or Colorbond roof cover
- Insulation to required areas
- Double garage with custom made remote control sectional overhead door, including 2 handsets and wall button
- Garden taps to the front & rear of home
- 330 x 330 x 60mm Grandpave pavers to alfresco, porch, path & driveway (up to 6m long)

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