



BUILT IN FEATURES
UP TO
\$40k*
INCLUDED AS STANDARD

Luxury included
with every home

Included Luxury

Our range of home designs include standard inclusions that genuinely stand out from the rest.

With stone benchtops, stainless steel appliances and a dishwasher all included, your gourmet style kitchen will certainly impress.

Décor items such as high ceilings throughout*, downlights and alfresco sliders with flyscreens plus floor coverings and tiled shower bases are all included – in every home.

Expect to create a streetscape to be the envy of your neighbours with a stylish colour-through-driveway and your choice of metal roof or tiled roof as standard inclusions with your new home.

And, it doesn't end once we hand over the keys – our warranty-care program and 25-year structural guarantee gives you the utmost peace of mind for the long term.



**Fixed Price
Site Costs**



**Independent
Quality Assurance**



**Warranty
Care Program**



**25 Year
Structural Guarantee**



Welcome to Harmac Homes

Our standard inclusions are anything but standard.

External

Foundations	+ Class H concrete slab or equivalent
Driveway	+ Colour through concrete to front of dwelling, including porch (up to 35m ²)
External	+ Builders range Category 1 bricks to dwelling and garage or fully rendered Hebel cladding + Traditional façade as per working drawings + MGP10 pine wall framing and trusses
Windows and External Doors	+ 920mm front entry door – clear glazed + Gainsborough single cylinder deadbolt & lever handle to front entry door + Entrance set to all external doors and garage internal access door + Aluminium windows including window locks + Nylon mesh flyscreens to all openable aluminium windows and doors + Brick infills over all windows and external doors (design specific)
Eaves	+ Eaves to front façade (design specific)
Garage	+ Metal sectional lift up door to front including remote control unit
Hot Water Service	+ Solar hot water unit with 200L tank with 20L instantaneous gas booster
Roofing	+ Concrete colour roof tiles (builders range) or coloured metal roof + Metal fascia and gutter
Termite	+ Part A slab penetration system + Part B slab spray
Energy	+ Minimum 6-Star rating
Connection	+ Connection of services (water, gas, electricity, sewer, telephone conduit and stormwater) based on 500m ² blocks with less than 300mm fall, 5m setback and maximum of 12m run, does not include energy and telephone consumer account opening fees + 6 Point Drainage System

Internal

Kitchen	<ul style="list-style-type: none">+ 900mm stainless steel dual fuel cooker+ 900mm stainless steel canopy rangehood+ Stainless steel dishwasher including power point and plumbing connections+ 1 $\frac{3}{4}$ stainless steel sink+ Sink mixer (chrome)+ 20mm stone benchtop+ Laminate cabinets and overhead cupboards (including over fridge space)
Bathroom and Ensuite	<ul style="list-style-type: none">+ Semi inset basin with pop-up waste+ 2m high overlapping semi frameless shower screen on a tiled shower base+ Acrylic inset bath+ Close coupled soft close toilet suite+ Polished edge mirrors above vanity benchtops+ Mixer tapware, handheld shower head and bath wall outlet (round)+ Laminate benchtops and cabinets as per working drawings+ 2No. single towel rails in lieu of 1No. double to bathroom and ensuite and towel ring to powder room+ Toilet roll holders to powder room and ensuite (round)+ Exhaust fans to bathroom and ensuite
Laundry	<ul style="list-style-type: none">+ Laminate cabinet with insert sink as per working drawings+ Mixer tapware (round)+ Washing machine stops+ Hinged glass door (design specific)

General

Floor Coverings	<ul style="list-style-type: none">+ Builders range Category 1 carpet complete with 7mm foam underlay to nominated rooms (as per working drawings)+ Builders range Category 1 laminated timber flooring to nominated rooms (as per working drawings)+ Wall tiles to kitchen, bathroom, powder room, ensuite and laundry (as per working drawings)+ Skirting tiles to bathroom, ensuite, powder room and laundry (as per working drawings)
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General (continued)

Heating	+ Gas ducted heating (unit in roof space)
Ceilings	+ 2590mm (overall plate) standard ceiling height to ground floor + 2440mm (overall plate) standard ceiling height to first floor
Fixing	+ 67mm MDF square dressed skirting and 67mm square dressed architraves + Hinged flush panel doors + Gainsborough lever passage sets and dummy handles + Framed vinyl sliding robe doors to built in wardrobes and linen (design specific)
Plaster	+ 75mm cove cornice
3-coat Paint System	+ Low sheen acrylic to external timber work + Low sheen acrylic to internal walls + Flat acrylic to ceiling + Gloss finish to internal wood work + Gloss finish to front entry and internal doors
Electrical	+ 2No. TV points (does not include an antenna) + 2No. Phone points + 2No. Data points + Smoke detectors + Upgraded Iconic power points + Batten light points + External light point to porch + Includes 6No. downlights to dwelling + External waterproof light

Guarantees and Quality Assurance

Structural	+ 25-year structural guarantee (conditions apply)
QA Inspection	+ Harmac Homes is committed to high standards of quality assurance. Standing by the quality of every home with an independent quality model, involving a thorough inspection and re-inspection process and certificate upon completion.



Quality Reputation

Harmac Homes is backed by an accumulation of industry experience. With a well established reputation and unwavering commitment to service and quality, we are proud to provide clients with an end-to-end service that you can trust. Our 25-year structural guarantee, and a personalised customer journey, provides you with the assurance you deserve when building your new home.

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