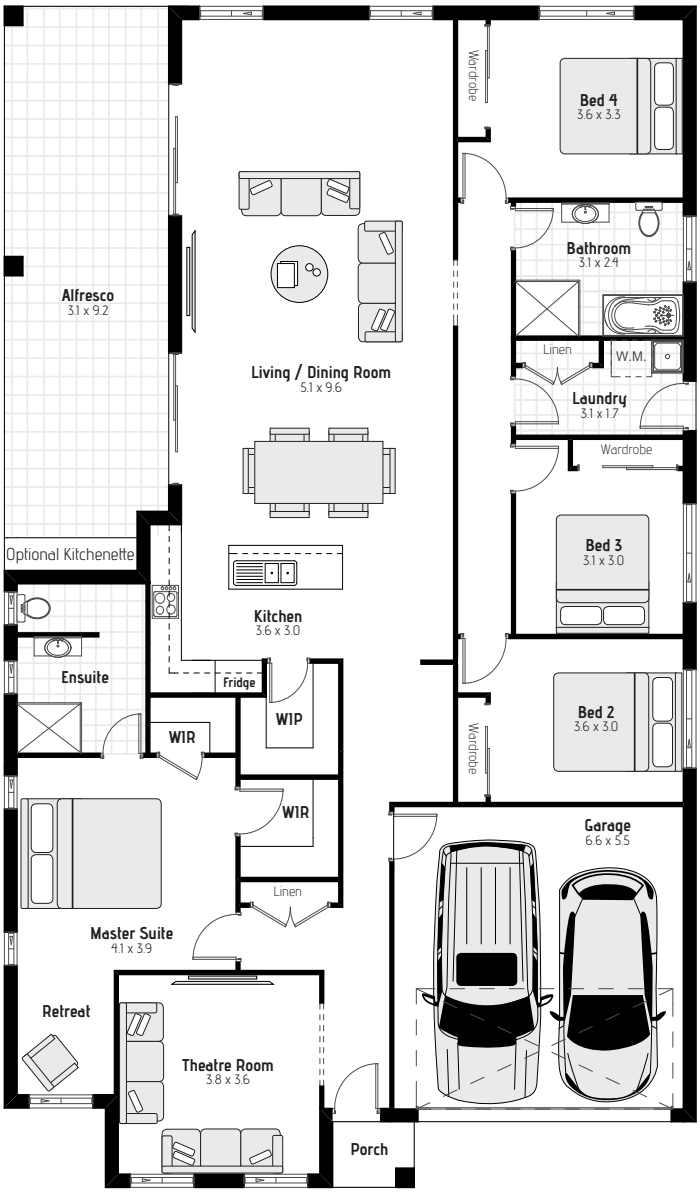
# CAMELIA MKI

**Perfect for 15m frontage**

| | | |
|---|---|---|
| House Size | 13.1 x 21.5 | |
| Ground Floor | 207.70m² | |
| Front Porch | 1.86m² | |
| Garage | 33.06m² | |
| Alfresco | 31.52m² | |
| Total | 274.14m² | 29.47 sq |




MERIDIAN HOMES

* All Drawings and images are for illustrative purposes only and should be used as a guide only.
View the back page for further details

# CAMELIA MKI

**The Price is Based On: up to 450m2 land; 500mm fall; 5m set back.**

## GENERAL SITE WORKS

**CDC approval costs only**
**Council Bonds**
**Home Owner Warranty**
**Survey -** Contour survey & Slab pegout
**Sediment Control -** Sediment Control barrier installed to site
**Trade Waste -** Removal and disposal as required by Council
**Temporary Fence -** Supplied and installed to perimeter of site as necessary
**Temporary Site Toilet -** Supplied to site for period of construction
**Earthworks -** Cut & fill site to bench slab up to 500mm
**Telstra communications mains connection** to house up to 10Lm
**Sewer Mains -** Sewer mains connection to house up to 10Lm
**Stormwater Mains -** Stormwater mains connection to house up to 10Lm
**Water Mains -** Water mains connection to house up to 10Lm
**Gas Mains -** Gas mains connection to house
**Electrical Mains -** Single phase mains connection to house up to 10Lm
**Standard scaffolding** (for double storey homes only)

## STRUCTURE

**Concrete Slab Type & Class -** Waffle Pod up to M Class
**Concrete Strength -** Up to 25 MPa
**Frames & Trusses –** 90mm external/ 70mm internal (Pine)
**Ground floor Ceiling Height -** 2435mm
**First floor Ceiling Height -** 2435mm
**Structural Steel Beams**

## EXTERNAL CONSTRUCTION

**Main External Material –** PGH Brick range (Selected bricks from Elements, Desert, Palazzo, Summervilla and Foundations range)
**External Cladding if required –** James Hardie weatherboard
**Boral Concrete Roof Tiles** (Macquarie range)
**Wideline Windows –** Key lockable, single glaze aluminium windows and sliding doors
**Entry Door -** 820 mm (Hume XS24) with Entrance Lever and Deadlock
**External Doors -** 820mm block-board if required
**Termite Control -** GranitGard
**Downpipes -** Painted, 90mm round PVC downpipes
**Garden Taps -** 1 x rain water, 1 x town water
**Hot Water Unit -** Bosch 21L Instant Gas Hot Water System
**Fascia & Gutter -** Colorbond Fascia and Quad Gutter - Standard colours
**Garage Door -** Colorbond Sectional Panel lift with 2 x Remote controls
**Front Porch -** External Tiles 300mm x 600mm to front porch as per plan
**Driveway & Front Pathway –** Plain Concrete up to 35M² (single storey) or 50M² (double storey)

## INTERNAL CONSTRUCTION

**Internal Lining -** 10mm Plasterboard to house
**Wet Area Lining -** 6mm Villaboard to wet areas
**Cornices -** 90mm Cove
**Skirting & Architraves**
**Wardrobe Doors -** Aluminium Sliding Doors with Mirror
**Wardrobe Shelving -** Melamine top shelving with hanging rail
**Linen Shelving -** 4 rows of melamine shelves
**Premium quality paint** to ceiling, walls, all external painted areas and doors
**Ground Floor Common Areas Covering -** Carpet
**First Floor Common Areas Covering –** Carpet
**Bedrooms -** Carpet
**Staircase -** MDF Stairs with Carpet finish (Double Storey)
**Staircase Balustrade & Hand Rail -** Pine handrail with paint finish. Black square metal inserts.
**Porcelain tiles to wet areas** (Kitchen, Bathroom and Laundry)

## LAUNDRY

**Tub -** 45L Freestanding Tub and Cabinet as per plan
**Tap-ware -** Standard sink mixer
**Washing Machine Provisions Only**
**Splashback -** 300 x 600mm Polished Porcelain tiles over sink
**Tiling -** Porcelain 300x300mm to floor with 100mm skirting

## KITCHEN

**Polytec -** Laminated Cupboard and Drawer Panels
**Kitchen Cabinet Height -** 2150mm
**Kickboards -** Matching cupboards (Up to 30m)
**Polytec Bench-top –** 30mm Laminted Benchtop Bullnose edge Laminated Pantry Door
**Pantry shelves -** 3 rows of melamine shelving
**Splashback -** 300 x 600mm Polished Porcelain Tiles
**Handles -** 128mm D-Bar
**Sink –** Double Drop-In Stainless Steel Sink
**Cook-top -** Westinghouse 600mm Gas Cook-top
**Oven -** Westinghouse Oven 600mm
**Range hood -** Westinghouse 600mm Slideout recycled
**Dishwasher Provision Only**
**Fridge Provision only**
**Microwave Provision only**

## BATHROOMS & ENSUITE

**Vanity -** Up to 900 mm Polyurethane Vanity with White Ceramic Basin on legs
**Powder Room Vanity -** 450 mm Polyurethane Vanity with White Ceramic Basin on legs
**Tiling -** Porcelain 300x300mm to floor with 100mm skirting, 2.0m high in shower and 600mm high around bath
**Powder Room -** Porcelain 300x300mm to floor with 100mm skirting
**Tap-ware -** Chrome, Flick Mixer
**Mirror -** 6mm Polished edge mirror to match vanity size
**Bath Tub -** 1500-1650mm Drop In Acrylic white bath as per plan
**Shower Screen -** Fully framed
**Mixers -** Chrome, Flick Wall Mixer to shower and bath
**Toilet -** standard Full Porcelain Suite with soft close seat
**Accessories -** Double towel rails and toilet roll holders
**Waterproofing**

*Note: Specified sizes may vary slightly depending on construction requirements*

## ALFRESCO

**Floor Covering -** Plain concrete

## ELECTRICAL

**TV Point -** 1 x TV point
**Telephone Point -** 1 x Telephone point
**Double Power Points -** 1 x Double power points
**Single Power Points -** 6 x Single power points to kitchen cook-top, dishwasher, refrigerator, microwave, range hood and garage door. 2 x weatherproof power points to hot water unit, rainwater tank and alfresco.
**Lighting -** 1 x Oyster Light per room as needed, 1200mm single fluorescent light to garage
**External Lighting -** 1 x Bunker Light to Porch, Alfresco (if included)and balcony (if included)
**Smoke Alarm -** Smoke alarms direct wired with battery backup as per plan
**Safety -** Safety switch to electrical meter box

## BASIX (Standard)

**Certification -** BASIX Certification and Rating
**Insulation -** R2.0 Insulation batts to external walls; R3.0 Insulation batts to ceiling – Builders Range
**Recycled Water -** 2000 L Slimline Rainwater Tank with Submersible Pump
**Gas Points -** 3 x Gas points to Cook-top, Hot Water Heater and Living Room
**Insulation –** roof & external walls except garage
**BAL -** 0 allowance

## BUILDER'S STANDARD FEATURES

**Contract -** HIA NSW
**Defects Liability Period -** 13 weeks
**Structural Guarantee -** 6 year

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**Disclaimer:** Please note the published living price is based on the inclusions set out in the specifications attached to this Brochure. Speak to one of our consultants at the display home or call 1300 855 138 if the specification is missing or if you require further clarification. The price published includes the base façade. Full external site costs including leveling, soil removal, structural piering, drop edge beams, retaining walls etc and BASIX requirements will be quoted following an inspection of your proposed building site and are not included. The price does not include service connection and account fee. Items also not included in the living price are landscaping, painted driveway, fences, swimming pool, floor coverings, timber decking, BBQ, air conditioning, blinds, curtains, window coverings, spa bath, water tanks, alarms, dishwasher, microwave, glass splashback, Statutory Authority requirements costs, stepped garages, subject to conditions on the 149 certificate and 88b instrument, furnishings or decorative items. Additional costs may apply based on location of proposed building site. Deletions of any items from promotion will not be credited. Tender must be accepted within 7 days of presentation. Meridian Homes reserves the right to withdraw this offer at any time without notice or obligation. Please note that the prices are published on August 2016 and contact one of our sales consultant for up to date prices. Meridian Homes reserves the right change the cost of construction without notice.