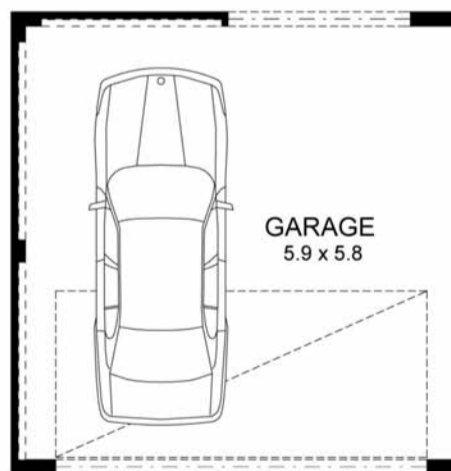




# macquarie

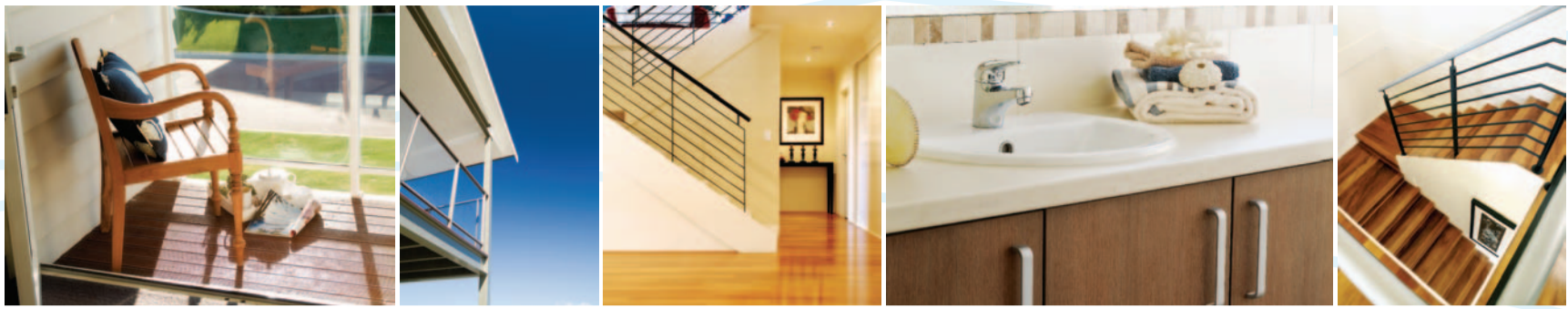
Ground Floor.....	126.69m <sup>2</sup>
First Floor.....	94.89m <sup>2</sup>
Alfresco.....	13.50m <sup>2</sup>
Porch.....	4.10m <sup>2</sup>
Garage.....	36.66m <sup>2</sup>
Total.....	275.84m <sup>2</sup>



Ground Floor  
Width: 15.35  
Length: 17.87



life | style | choice



## life | style | choice

The 'explorer' series represents the perfect culmination of exceptional two storey design and apg's renowned ability to create affordable yet distinctive home options. With twelve beautiful designs to choose from there is sure to be something to suit your very own life, style and choice.

### the macquarie standard features

#### PRELIMINARIES

- Design, drafting, local government building licence application and Water Corporation building application fees
- Contour and feature survey
- Engineers soil report of building site (soil report based on 'A' class sites)
- Re-peg of each building site
- Finance advisory service available from affiliated licensed finance consultants

#### INTERNAL FINISHES

- Quality door furniture to all internal doors
- White lined melamine shelving to linen cupboards with solid timber fascias
- White lined melamine shelving to built in and walk in robes with chrome hanging rail and solid timber fascias
- Painted sliding doors to linen cupboards
- Painted timber balustrade and hand rail to internal staircase
- Reinforced metal plaster beads to all trafficable internal corners
- Storage cupboard under stairs
- Full internal and external painting excluding internal walls

#### EXTERNAL FINISHES

- Acrylic textured external render finish (two colours) in wide range of colours
- Decorative pre cast corbels to front elevation
- Quality roof tiles in wide range of colours
- Brick paving to front porch and alfresco plus 30 square metres of paving allowance to selected areas
- Key lockable aluminium framed windows and glazed sliding doors
- Multi point locking system to sliding glass door handle with concealed dead lock
- Aluminium framed fly-screens to all windows and sliding glass doors (colour matched to frames)
- Painted plaster board ceiling with cornice to alfresco and garage

- Remote control Colorbond sectional door to full size double garage including three handset controls
- 100mm concrete floor to double garage
- Galvanized external lintels and T bars
- Colorbond fascia, gutter and down pipes in wide range of colours

#### KITCHEN

- Kitchen cabinet work with laminated top, white lined melamine shelving and pre finished cupboard doors with ABS edging in wide range of colours
- Designer handles and soft close hinges to all cupboard doors and drawers
- Overhead cupboards above hot plate
- 900 mm wide stainless steel fan forced electric under bench oven
- 900mm wide stainless steel gas hotplate (includes wok burner)
- 900mm stainless steel extraction canopy above hotplate
- Wall tiling above bench top to the underside of overhead cupboards based on 200mm x 200mm tiles @ \$44.00 per square metre
- Quality stainless steel double bowl inset sink (includes accessories)
- Designer chrome sink mixer tap
- Dishwasher recess including power and cold water supply

#### BATHROOMS

- Quality chrome mixer taps to all basins, baths, showers, laundry trough and powder room
- Quality range of towel rails, toilet roll holders and soap holders to ensuite, bathroom and powder room
- Designer range of shower heads to ensuite and bathroom
- Bathroom cabinets with white lined melamine shelving, laminate finish bench tops and cupboard doors in wide range of colours
- Designer handles and soft close hinges to all cupboard doors
- Vitreous china inset vanity basins to ensuite, bathroom and powder room
- Polished edge mirrors above vanity cabinets to ensuite, bathroom and powder room

- Dual flush vitreous china toilet suites and cisterns with white pans throughout
- Extraction fans to ensuite, bathroom, wc and powder room
- Lockable door furniture sets to bed 1, ensuite, bathroom, wc and powder room
- Floor tiles to all wet areas based on 200mm x 200mm tiles @ \$44.00 per square metre
- Skirting wall tiles to all wet areas based on 200mm x 200mm tiles @ \$44.00 per square metre
- Shower wall tiling to 2000-mm high based on 200mm x 200mm tiles @ \$44.00 per square metre
- Fully framed clear glazed pivot door to showers
- Chrome wastes to all basins and wet area floors

#### MISCELLANEOUS

- Energy efficient (5 Star rated) 160 litre gas storage hot water system
- R 3.0 rated glasswool insulation batts to internal ceilings and garage excluding alfresco and porch
- R 1.5 rated Insulation to upper floor external walls
- 10 metre run in allowances for power, sewer and water services
- Anti-termite protection treatment
- Hard wired smoke detectors (minimum of two)
- Allowance for one ceiling light and one double power point to all rooms
- Gas point to accommodate gas heater with vent
- External front and rear garden taps
- Automatic washing machine taps

#### GUARANTEES, SERVICES & INSURANCES

- Ten year structural guarantee
- Six month maintenance warranty period
- Builders indemnity insurance
- Fixed price Housing Industry Association contract
- apg is a Housing Industry Association and Master Builders Association member

NOTES: All non specified items including ceramic tiles, paving, laying patterns, colour selections, materials and finishes are to be selected from apg "Customary Range".

Nominated brand products are subject to alteration pending availability. In the event of non availability, the nomination of an equivalent featured substitute is at the full discretion of apg homes in compliance with the Housing Industry Association contract.

Double brick construction option to both levels with suspended concrete slab and stairs is available. This option excludes insulation to upper floor external walls and internal timber balustrade (powder coated aluminium).

Elevation shown is for illustration purposes only. External garden features, landscaping, planter boxes, gates, fencing, letterboxes, tinted windows and designer garage doors are not included. Please check with your sales consultant for clarification.