

ULTRA

LIVING HOMES



DISTINCTION
INCLUSIONS



PREMIUM TURN KEY
INCLUSIONS WITH
COUNTLESS LUXURY
ITEMS AS STANDARD

LIVE YOUR LIFE BY DISTINCTION

Our quality range of Distinction Inclusions means that you can live the life of luxury you have always wanted with an abundance of premium items as standard. Luxury is finally attainable at an affordable price where elegant finishes have been coupled with designer floor plans. We have sought the highest quality brands that you have come to expect in a quality built home and dovetailed them with all the necessary full turn keys elements, necessary to move straight in and feel at home. Rest assured that all of the hard work has been done for you so that you can live the life you have been looking for.

EXTERIOR INCLUSIONS

FIRST IMPRESSIONS

ALFRESCO CEILING

Water resistant plasterboard lining to alfresco ceiling for a premium look.

CONCRETE SLAB

'M Class' concrete waffle pod and footings.

DOOR HARDWARE

Stainless steel pull handle with deadbolt.

EARTHWORKS

Up to 500mm fall across the building envelope made up of equal cut and fill.

FRONT ENTRY

1200mm wide stain grade hinged front entry door with clear glazing.

GARAGE

Sectional garage door with two remote control openers.

HOT WATER SYSTEM

Energy efficient electric heat pump.

PAINT

Premium external paint to all external walls.

RENDER

Quality render finish to all walls as standard.

ROOFING

Colorbond roofing, fascia and gutters.

WINDOWS

Quality aluminium windows and doors including keyed locks throughout.

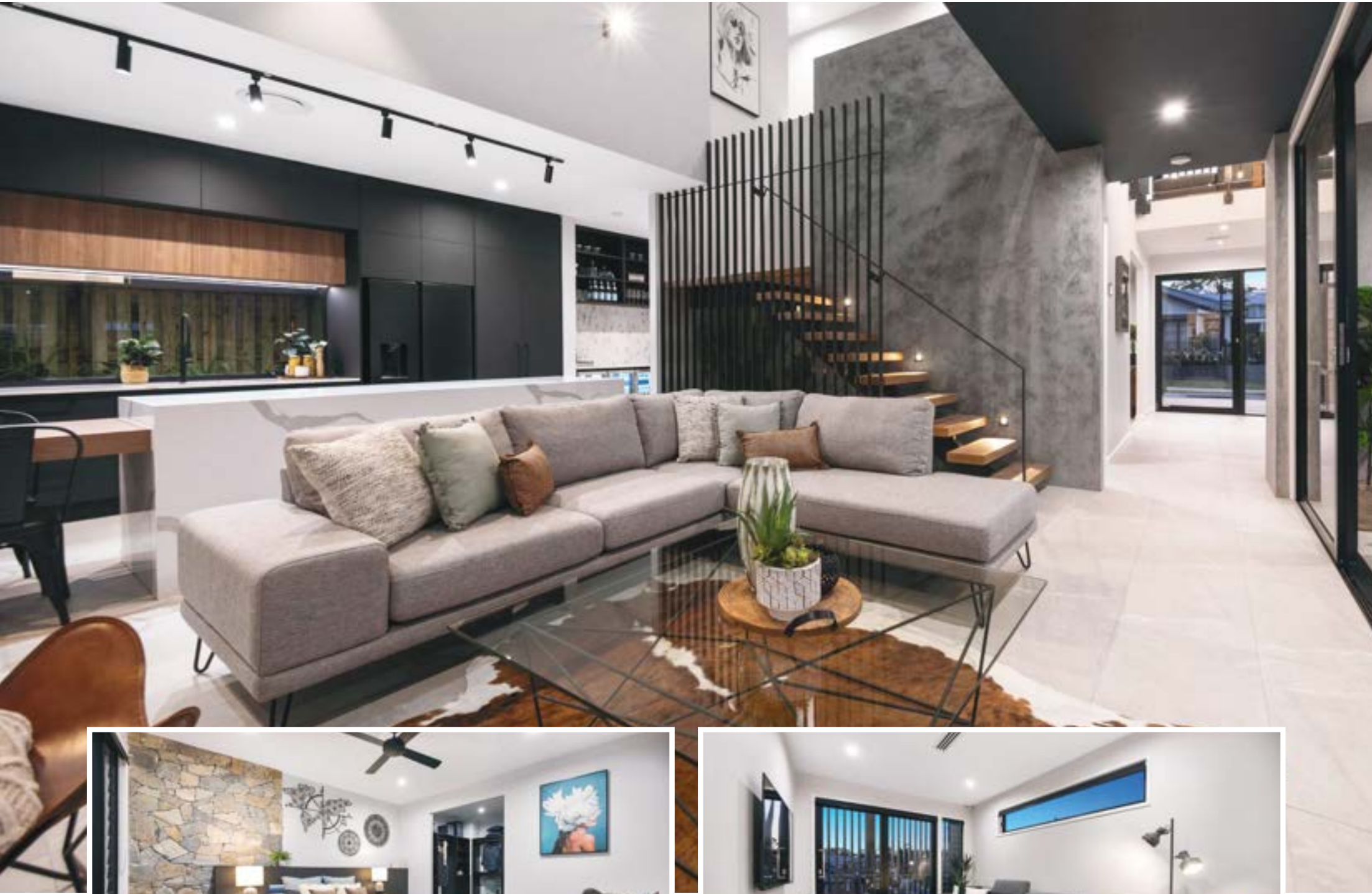


*Be inspired to bring
your home to life*



INTERIOR INCLUSIONS

ATTAINABLE LUXURY



- ARCHITRAVES & SKIRTING**
Painted primed pine architraves and skirting throughout offering a refined finish.
- BUILT-IN ROBES**
Sliding robe doors with mirror panels. Includes single melamine shelf and chrome hanging rail.
- CEILINGS**
2590mm high ceilings throughout. 90mm cove cornices and plasterboard with two coats of premium paint.
- CARPET**
Carpet to all bedrooms, robes and other rooms (plan specific).
- DOOR FURNITURE**
Stainless steel lever door handles throughout. Privacy locks included to all WC wet area doors.
- FLOORS**
600mm x 600mm rectified edge floor tiles to all living areas and hallways.
- STAIRS**
Timber grade internal staircase with closed risers and closed stringer (plan specific).
- LINEN STORAGE**
Vinyl sliding doors with four white melamine shelves.
- PAINT**
Premium three coat paint system to all internal walls.
- VINYL PLANKING**
Designer 4.5mm vinyl planking included (plan specific).
- WALLS**
T2 termite treated pre-fabricated timber frames throughout.

*Where family
comes together*



KITCHEN INCLUSIONS

DESIGNED TO IMPRESS



BENCHTOPS
20mm engineered stone benchtop.

BULKHEAD
Bulkheads to all overhead cabinets.

CABINETRY
Premium custom made cabinetry with Polytec laminate finish.

FRIDGE WATER POINT
Cold water point included to the fridge cavity.

HANDLES
Handles included from the Builders standard range.

OVERHEAD CUPBOARDS
Overhead cupboards to your rear kitchen with Polytec laminate finish.

SOFT CLOSERS
Soft closing hardware to doors and drawers throughout.

SPLASHBACK
Ceramic tiled splashback included.

SINK



Premium double bowl undermount sink



Chrome



Matte Black



Gold



Brushed Nickel



TAPWARE



Premium pull out gooseneck sink mixer
(Available in 4 colours as standard)

KITCHEN INCLUSIONS

COOK WITH QUALITY



900mm Built-In Oven



900mm Built-In Induction Cooktop



900mm Undermount Rangehood



Fully Integrated Dishwasher



900mm Built-In Gas Cooktop



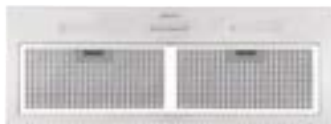
Built-In Microwave



900mm Built-In Oven



900mm Built-In Induction Cooktop



900mm Undermount Rangehood



Fully Integrated Dishwasher



900mm Built-In Gas Cooktop



Built-In Microwave



900mm Built-In Oven



900mm Built-In Induction Cooktop



900mm Undermount Rangehood



Fully Integrated Dishwasher



900mm Built-In Gas Cooktop



Built-In Microwave

UPGRADES

ENSUITE, BATHROOM & POWDER ROOM INCLUSIONS

CREATING TRANQUILITY



- BATH**
1500mm or 1780mm freestanding bath.
- BENCHTOPS**
20mm engineered stone benchtop.
- CABINETRY**
Premium custom made cabinetry with Polytec laminate finish.
- FLOOR TILES**
Choice of 450mm x 450mm or 300mm x 600mm pressed edge floor tiles to wet area floors.

- MIRROR**
Frameless polished edge mirrors to match the width of the vanities.
- SHOWER**
Semi-frameless glass shower screen with pivot door (clear glazing).
- SOFT CLOSERS**
Soft closing hardware to doors and drawers throughout.
- TILED FLOOR WASTES**
Square tiled floor waste to ensuite and bathroom floor. Tiled strip drain to ensuite and bathroom showers.

- TILED NICHE**
600mm x 300mm tiled shower niche included to each shower.
- WALL TILES**
Choose from a stunning range of 450mm x 450mm or 300mm x 600mm wall tiles.

- Chrome
- Matte Black
- Gold
- Brushed Nickel

TAPWARE



Twin rail shower kit (ensuite only)



Wall mounted mixer kit



Double towel rail

BASIN



Benchmount vanity basin

TOILET



Rimless back to wall toilet suite

LAUNDRY INCLUSIONS

PERFECT STORAGE



BENCHTOPS
20mm engineered stone benchtop.

CABINETRY
Premium custom made base cabinetry with Polytec laminate finish.

SOFT CLOSERS
Soft closing hardware to doors.

SPLASHBACK
Ceramic tiled splashback included.

- Chrome
- Matte Black
- Gold
- Brushed Nickel



SINK
Single bowl undermount sink



TAPWARE
Gooseneck sink mixer

ELECTRICAL INCLUSIONS

HOME AMBIENCE



STANDARD



Clipsal Iconic slimline
(White)



Ceiling Fan
(White)

CEILING FANS

Ceiling fan to bedrooms and alfresco.

DATA POINTS

Two high speed data points.

DIGITAL TV ANTENNA

Digital TV ready antenna included.

EXHAUST FANS

200mm exhaust fans externally ducted as per electrical plan.

LIGHT FITTINGS

LED downlights included throughout as per electrical plan.

NBN CONNECTION

Conduit between house and communication pit provided with feed line for NBN.

POWER POINTS

Single and double power points as per electrical plan.

SWITCHES

Clipsal Iconic slimline white light switches.

SMOKE DETECTORS

Hardwired photoelectric smoke detectors included as standard.

TWIN SENSOR SECURITY LIGHT

External twin sensor security light as per electrical plan.

TV POINTS

Two free to air TV points included as standard.

USB POINTS

Two double power points with dual USB points included.



THE FINAL TOUCHES

TURN KEY ITEMS

DRIVEWAY

Up to 50m2 of exposed aggregate concrete driveway.

DUCTED AIR CONDITIONING

Daiken ducted air conditioning throughout main living areas and bedrooms. One LCD control panel included.

CLOTHESLINE

Wall mounted clothesline.

FLY SCREENS

Fibreglass mesh fly screens included to all aluminium windows and sliding doors.

LANDSCAPING

Up to 200m2 of 'A' grade turf, up to 20m2 river pebbles to narrow side of home and up to 15m2 garden to front of house to meet covenant requirements.

LETTERBOX

Render look letterbox including street number.

TILED ALFRESCO AND PORCH

600mm x 600mm rectified edge floor tiles to alfresco and porch.

WINDOW COVERINGS

Roller blinds included throughout (excluding wet area windows and doors).



BRAND PARTNERS

wattyl

DAIKIN

JamesHardie

Colorbond

CLIPSAL
by Schneider Electric

R.T. Edwards
Commercial

reece

A&L
WINDOWS | DOORS

BEAUMONT TILES



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IMPORTANT NOTICE Standard inclusions are effective as of 1 June 2022. Only one colour option (Chrome/Matte Black/Gold/Brushed Nickel) may be chosen throughout the entire home. Ultra Living Homes reserves the right to alter specifications, model numbers, suppliers, promotions and pricing without notice. Images shown are to be used as a guide only and may contain upgrades. For detailed home pricing, including details about our standard inclusions, please talk to one of our New Home Sales Consultants.

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