



ULTRA  
LIVING HOMES

*Attainable  
luxury*

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 complimented them with all the necessary full turn keys elements, necessary to move straight in and feel at home.

## 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.

### ENERGY RATING

7-star energy efficient as standard.

### 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.

### INSULATION

R2.0 insulation to external walls, R2.5 insulation to ceilings and R1.3 anticon insulation to roof.

### PAINT

Premium external paint to all masonry walls.

### RENDER

Quality render finish to all walls as standard.

### ROOFING

Colorbond roofing, fascia and gutters.

### WINDOWS

Quality aluminium windows and sliding doors including keyed locks throughout.



Please note that facade styles and colours may vary depending on covenant requirements and approvals.



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). Includes 9mm underlay.

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 & BALUSTRADE

Timber grade internal staircase with closed risers and closed stringer, includes glass balustrade (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 5mm vinyl planking included (plan specific).

WALLS

T2 termite treated pre-fabricated timber frames throughout.





# DESIGNED TO IMPRESS



**BENCHTOPS**

20mm silica free benchtop.

**BULKHEAD**

Bulkheads to all overhead cabinets.

**CABINETRY**

Premium custom made cabinetry with Polytec laminate finish plus integrated dishwasher. Includes one pull out bin drawer with 2 x 32L bins and two banks of 3 pot drawers.

**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)



# COOK WITH QUALITY

UPGRADES



FULGOR

7 YEAR WARRANTY



BOSCH



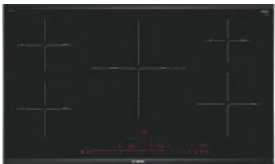
smeg



900mm Built-In Oven



900mm Built-In Oven



900mm Built-In Induction Cooktop



900mm Built-In Induction Cooktop



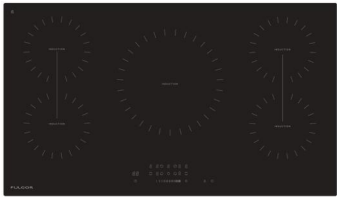
900mm Undermount Rangehood



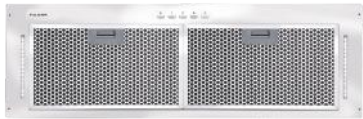
900mm Undermount Rangehood



900mm Built-In Oven



900mm Built-In Induction Cooktop



900mm Undermount Rangehood



Fully Integrated Dishwasher



Fully Integrated Dishwasher



Fully Integrated Dishwasher



# CREATING TRANQUILITY



## TAPWARE



Twin rail shower kit  
(ensuite only)



Basin mixer



Double towel rail

## BASIN



Benchmark vanity basin

## TOILET



Rimless back to wall  
toilet suite

### BATH

1500mm or 1780mm freestanding bath.

### BENCHTOPS

20mm silica free 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



HOME AMBIENCE



STANDARD



Clipsal Iconic slimline  
(White)



Ceiling Fan  
(White)

CEILING FANS

Ceiling fans to living, dining, 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. 1 per 8sqm.

NBN CONNECTION

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

POWER POINTS

Double power points as per electrical plan. 1 per 10sqm.

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.

LAUNDRY INCLUSIONS

PERFECT STORAGE



THE FINAL TOUCHES

TURN KEY ITEMS

DRIVEWAY

Up to 50m<sup>2</sup> of exposed aggregate concrete driveway.

DUCTED AIR CONDITIONING

Daikin 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 opening aluminium windows and sliding doors.

LANDSCAPING

Up to 200m<sup>2</sup> of 'A' grade turf, up to 20m<sup>2</sup> river pebbles to narrow side of home and up to 15m<sup>2</sup> garden to front of house.

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, doors and splashbacks).

SINK

Single bowl undermount sink



TAPWARE

Gooseneck sink mixer



BENCHTOPS

20mm silica free 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

BRAND PARTNERS







2025 HIA-CSR Australian  
Housing Awards  
**WINNER**  
Display Home



**WINNER 2024**  
HIA Queensland region  
Display Home  
of the Year



**WINNER 2024**  
Gold Coast / Northern Rivers  
Display Home of the Year



**WINNER 2024**  
Gold Coast / Northern Rivers  
Display Home  
Over \$1 million



**WINNER 2023**  
Sunshine Coast/Wide Bay  
Display Home  
\$300,000 – \$500,000



**WINNER 2023**  
Sunshine Coast/Wide Bay  
Kitchen Design  
of the Year



**WINNER 2023**  
Sunshine Coast/Wide Bay  
Bathroom Design  
of the Year



**WINNER 2022**  
Gold Coast / Northern Rivers  
Display Home  
\$300,001 – \$500,000



**WINNER 2021**  
Gold Coast / Northern Rivers  
Custom Built Home  
\$500,000 - \$750,000

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**IMPORTANT NOTICE** Standard inclusions are effective as of 1 November 2025. 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 Consultants.

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