# **AUSTEC HOMES**

(Statewide) pty btd

Why Choose Austec Homes (Statewide) Pty Limited? What is different about Austec Homes (Statewide) Pty Ltd compared to other builders?

#### THE COMPANY

Austec Homes (Statewide) Pty Limited is a family business, owned and operated by the Panetta family. The General Manager Sam Panetta, has over 30 years of experience within the building industry, and is a licensed builder and major shareholder

Our management team is hands on throughout the building process you deal with management direct, not an assistant, they are there to help you.

Minimal overheads keep our prices down without compromising on our quality.



10280









**HOUSE TO SUIT** 

9570

HIA members the business

GROUND FLOOR PLAN
MITCHELL OPTION 3

FIRST FLOOR PLAN
MITCHELL OPTION 3

## **OUALITY INCLUSIONS** AT NO EXTRA COST

#### **GENERAL**

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#### KITCHEN

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- Yãã∧Áæ)\*^Á, Áã∧•ãt}^¦ÁSI|[\*¦•Á

#### BATHROOM/ENSUITE/POWDER ROOM

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- ØÎrm^Á¦^^Áœé åÁàæ@Áč àÁÔÚXŒÁÂÏÍÓÓDÁ`àb'8óÁÍÁá^•ãÍ
- Ô^¦æ; a&Á, æļlÁa?^• ÊÁTÁĒ Á@Z @Ág Á; QQ, ^¦ÊÁCÁ[, Á;] |æ; @aæ&k Á; ç^¦ àææ@Ác àÊÁ
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- \* Ü^~\|ÁXQÚ
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#### TAPWARE (By Ostar)

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#### LAUNDRY

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- Ô^!æ; ã&ÁI[[!Áã^•Ē\ācā]\* Áā/Áæ; áÁ] |æ hàæ&\Á; ç^!Ás àĒA; Ás^Áb
   ^\^\&c^åÁ āc@ Ác@ ÁCE c^&Áæ; \*^Á

#### INTERNAL INCLUSIONS

- Smoke detectors in accordance with Australian standards including certificates
- · Painting including one wall colour throughout, one skirting/ architrave colour throughout. Refer VIP
- · 90mm cornices throughout
- Internal flush door's throughout for paint finish
- Entrance lockset to all external timber doors keyed alike
- · Range of Lane door furniture
- · MDF steps and riser to staircases ready to take carpet, pine post and handrail, choice of wrought iron balustrade
- · Cleaning and removal of all building debris

#### **EXTERNAL INCLUSIONS**

- Bricks to be selected within the Austec range from Austral, Boral and P.G.H.
- · Grey Boral mortar with flush finish
- Concrete roof tiles by Boral Roofing, Macquarie or Slimline
- Aluminium window frames
- · Colorbond fascia and gutter
- Colorbond roller doors by B&D Australia
- · Safety switch is included
- · Clean and removal of all building debris
- · Garden tap's two in total
- "M" class floor slab, for moderately reactive soil
- Concrete pump if required for slab only, not including piers
- 3 phase mains to meter box included if underground. excluding power pole if required
- All weather driveway access up to 5.5 lineal metres
- Builder's toilet for duration of construction
- · Safety rails where required
- Full perimeter scaffolding for peace of mind
- HWU Gas Rinnai V-1500 including recess box

#### **BALCONY RAILS**

 Powder coated aluminium top, bottom and mid rails - Choice of colours

### **BASIX INCLUSIONS** (REFER TO QUOTATION FOR COST)

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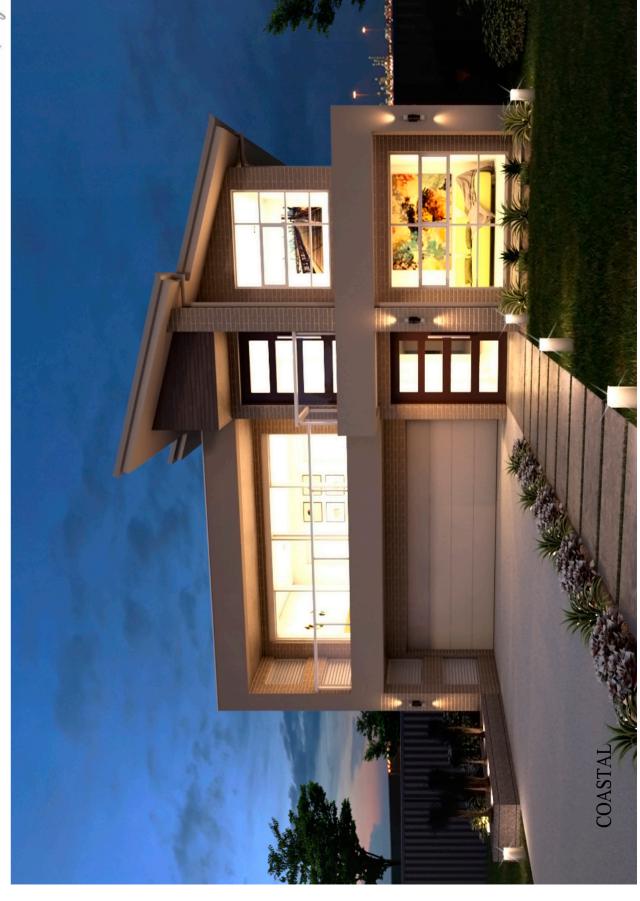
Facades are artistic work only, please refer to quote/colour selection for all inclusions.



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OPTION MITCHELL Traditional design for today's living