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redink
H O M E S
your home, your choice



THE ECLIPSE
WHITEOAK WAY, PIARA WATERS
SUITS 15m FRONTAGE

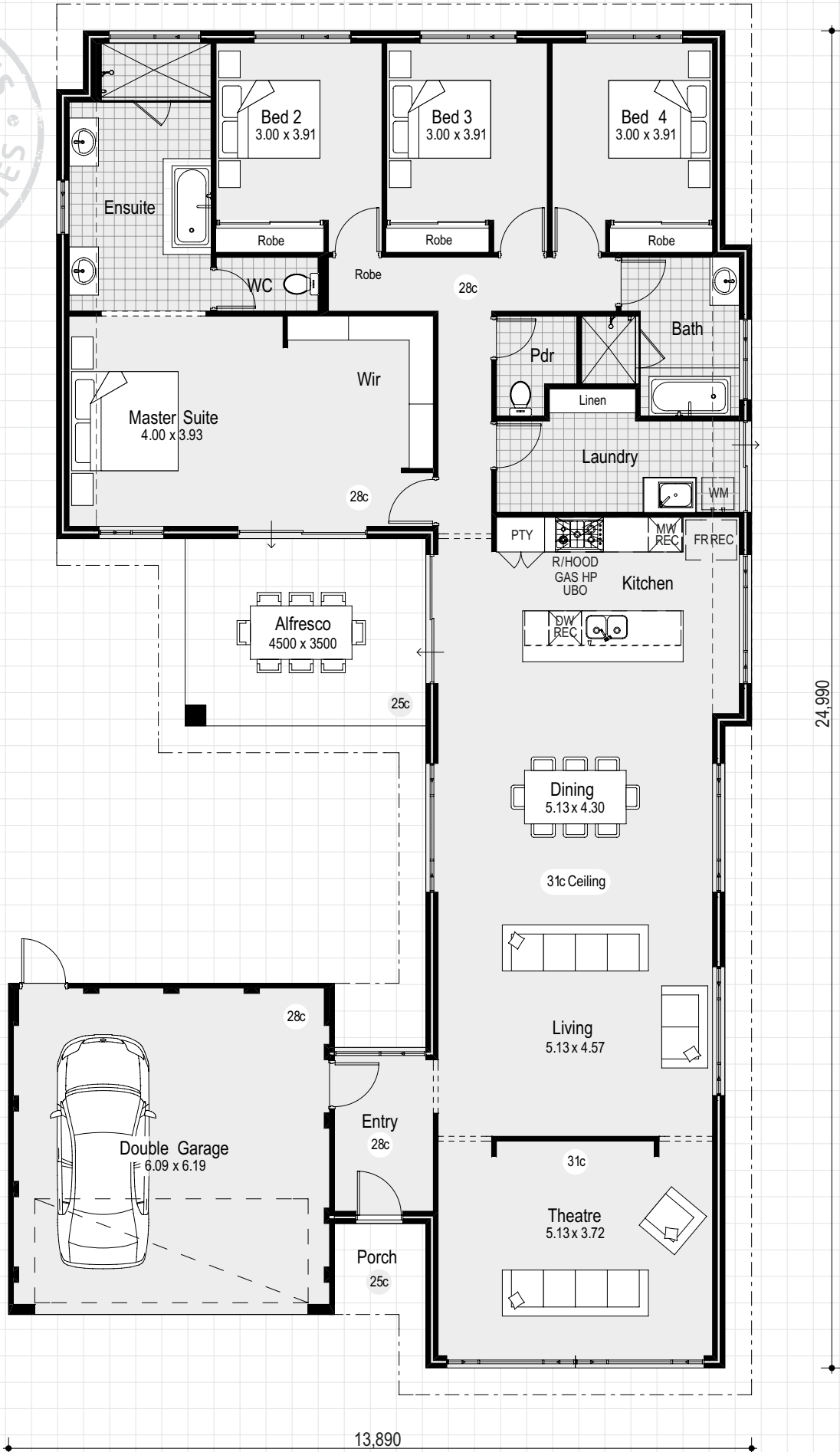


THE ECLIPSE



THE ECLIPSE CHOICE

SUITS 15m FRONTAGE



24,990

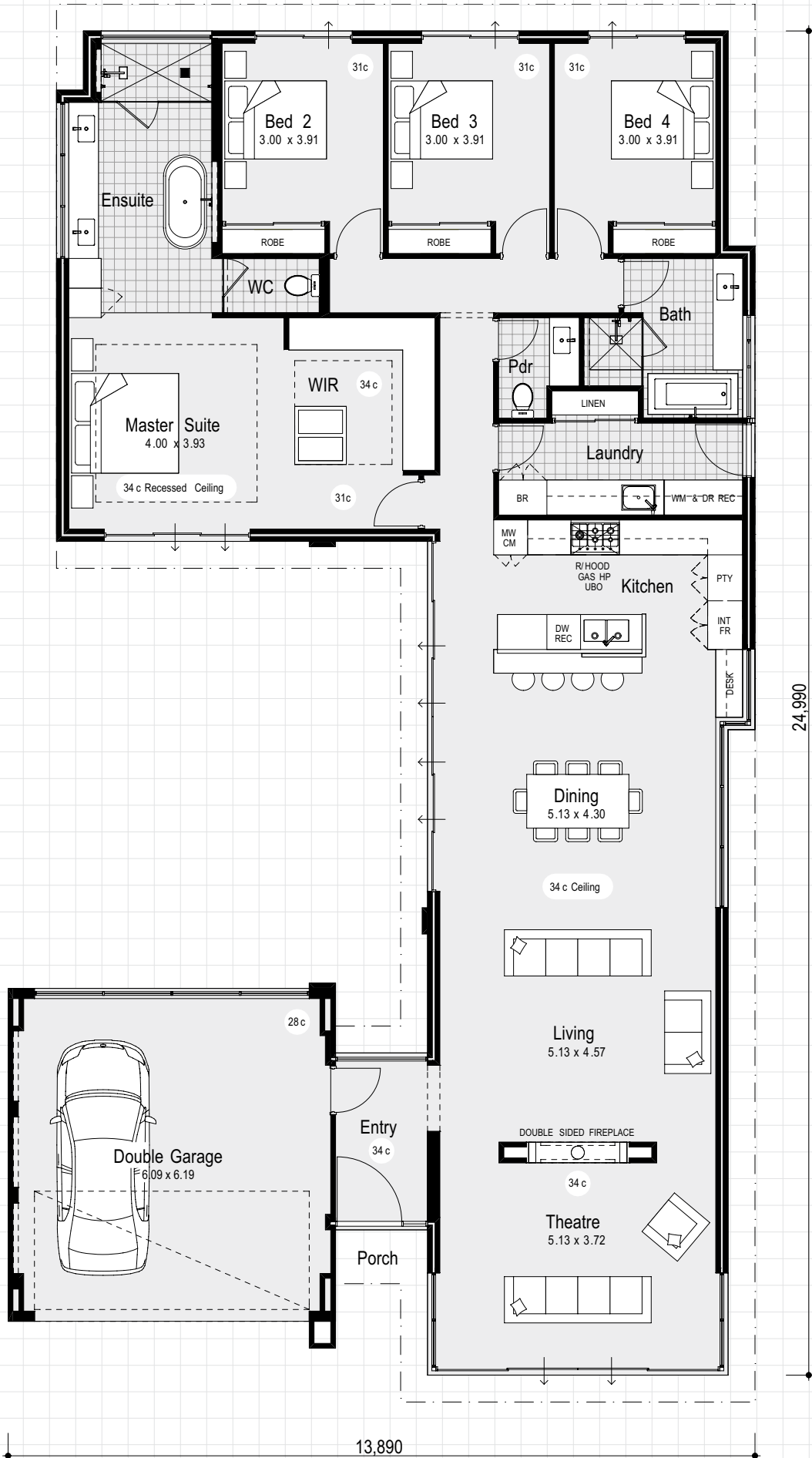
13,890

House	215.04m ²
Garage	37.40m ²
Alfresco	15.75m ²
Porch	2.90m ²
Total Area	271.10m²

THE ECLIPSE DISPLAY

SUITS 15m FRONTAGE

Personalise your home design by marking changes with a red pen.



House	215.04m ²
Garage	37.40m ²
Cabana	13.47m ²
Porch	1.71m ²
Total Area	267.62m²

Complete with big name Choice Series inclusions



Our Choice Series is packed with big name features and a long list of quality inclusions. It's an affordable starting point for you to add what you want, without paying for things that appeal to someone else. This way you get a home that matches your style for a price that's inside your budget.

Exterior

- ✓ Double clay brick construction (7 colours)
- ✓ Designer elevation with render as per standard plan
- ✓ **COLORBOND® steel roof**, fascia, gutters & downpipes (Over 20 colours available)
- ✓ 6m paved (10+ colours) driveway & pathway*
- ✓ Full paint finish excluding internal walls
- ✓ Treated roof timbers (blue pine)
- ✓ External lights to portico & alfresco*
- ✓ Eaves as shown on plan
- ✓ Hardiflex lining to all eaves and garage*
- ✓ External taps (x2)
- ✓ Aluminium window frames and sliding doors including flyscreens (8 colours)
- ✓ 25° pitch roof
- ✓ Termite treatment to perimeter

Interior

- ✓ Double garage with auto sectional door, 2 remote controls & 1 wall control (5 designs)
- ✓ Fully ducted **Daikin reverse cycle air conditioning** (up to 10 outlets, 4 zones/1 constant)
- ✓ **Rheem instantaneous gas hot water** system (26 litre)
- ✓ SUV garage 28c ceiling
- ✓ **High ceilings** to living area (31c) as per plan
- ✓ Feature front entry door (Coritech)
- ✓ Double deadlocks to front and garage entry door
- ✓ Lever door handles to all internal doors (7 designs available)
- ✓ Soft close drawers & cupboards throughout
- ✓ Flick mixer tapware throughout (5 ranges)
- ✓ Painted Redicote flush panel internal doors
- ✓ Metal internal door frames (4 designs)
- ✓ Weather draft seals to front entry door
- ✓ Premium light switches (grey or white)
- ✓ Chrome floor wastes throughout
- ✓ Feature 75mm cornice throughout (2 styles available)
- ✓ Protective metal corner beading to all internal trafficable areas
- ✓ Locking system to all sliding doors and windows – added security
- ✓ Cavity insulation *
- ✓ Double power points throughout
- ✓ 2 hardwired smoke detectors
- ✓ Outlet for communication service provider
- ✓ Light point to each room
- ✓ TV Point

Kitchen

- ✓ 20mm **essastone** benchtop to kitchen with 300mm **breakfast bar overhang** (15 colours available)
- ✓ **Westinghouse** stainless steel electric oven
- ✓ **Westinghouse** 900mm gas hotplate and 900mm canopy rangehood (flumed)

- ✓ Selection of handles to all cupboards and drawers
- ✓ ABS edging to all cabinet doors, drawers & exposed edging
- ✓ Bank of 4 drawers to kitchen
- ✓ 4 x shelves to linen & pantry
- ✓ Double bowl undermount kitchen sink
- ✓ Dishwasher and microwave recess*

Bathroom/Ensuite

- ✓ Bath (1525mm) to bathroom
- ✓ **Double vanity** to ensuite
- ✓ **Porcelain floor tiling** (300mm x 300mm)
- ✓ Laminated benchtops to ensuite and bathroom
- ✓ China basins to ensuite & bathroom
- ✓ Dual-flush closed coupled china toilet suite with soft closing lid
- ✓ Semi-frameless shower screens with pivot door to ensuite & bathroom
- ✓ Handheld shower rose on rail (2 options)
- ✓ 2m high tiling to shower recess to ensuite and bathroom
- ✓ Double towel rails to ensuite and bathroom
- ✓ Toilet roll holder to ensuite and bathroom
- ✓ Polished edge mirrors to ensuite and bathroom
- ✓ Privacy latches to ensuite, bathroom & WC
- ✓ Flumed self-closing exhaust fans to ensuite, WC's & bathroom

Bedroom

- ✓ Double robes with shelf & rail
- ✓ **Mirrored or vinyl sliding doors** to robes (3 colours) to bedrooms 2, 3, 4 & 5*

Laundry

- ✓ **Porcelain floor tiling** (300mm x 300mm)
- ✓ 1m wide laundry cabinet with inset trough (8510)
- ✓ Laundry cabinet and trough with flick mixer tap
- ✓ Washing machine taps

Construction Specifications

- ✓ Housing Industry Association (HIA) fixed price contract
- ✓ Full working drawings
- ✓ Full indemnity insurance
- ✓ Contour site survey
- ✓ Engineer's site report
- ✓ Fully engineered concrete slab and footing
- ✓ Shire building licence fees
- ✓ Sewer allowance – 10m past last connection point
- ✓ Water run – 6m past last fixture
- ✓ Allowance for gas run-in
- ✓ Western Power safety switch
- ✓ 6 months maintenance period
- ✓ Lifetime structural guarantee transferable
- ✓ Ongoing consultation with one of our design and sales consultants

* If applicable

Eclipse Display Inclusions

Want a little extra? Choose from some of the special inclusions featured in the Eclipse Display.

Front Elevation

- Acrylic render to front elevation and inside garage
- Shingle roof tiles and round rainwater pipes as displayed
- Unique architectural low profile gutters and fascias
- Sliding doors to theatre as shown
- Feature wall tiling as shown
- Feature garage door with polycarbonate panels as shown

Entry/Passage

- 34c high ceilings as per plan
- 1200mm feature entry door with pull handle
- Feature wall tiling to entry and into courtyard area as shown

Living/Dining

- 34c ceiling as per plan
- Feature shadowline cornices as shown
- Feature tiled double sided fireplace between theatre and living area
- Stacker sliding doors to alfresco area with recessed sills

Kitchen

- Designer kitchen with glass splashback and utility desk
- Laminate pantry, overhead cupboards, open display niches, drawers, utility desk, and bin recess as shown
- 20mm engineered stone benchtops with waterfall ends and upstand
- Integrated fridge with laminated doors
- Built-in coffee machine and microwave
- 900mm wide underbench oven with 900mm gas hotplate and integrated rangehood as shown
- Full width breakfast bar with 300mm overhang
- Strip lighting to cabinets

Master Suite/Ensuite

- 31c high ceiling with recessed ceilings as per plan
- 20mm engineered stone topped double vanity with undermount basins
- Full width mirror with display cabinets, drawers, and lighting as shown
- Double sized shower recess with frameless shower screens and double showerheads
- Full height wall tiling in ensuite and toilet
- Enclosed toilet with frameless glass door
- Freestanding bath with wall mounted tapware
- Built-in robe and island cabinetry with fit out as shown
- Stacking sliding doors opening from master suite to courtyard with recessed sills

Bedrooms

- 31c high ceiling heights as shown
- Custom robe fitouts to all bedrooms as shown
- Mirrored robe sliding doors to minor bedrooms

Bathroom

- Frameless shower screen to shower
- Feature tiled seat in shower recess
- 20mm engineered stone benchtop to vanity cabinet with drawers
- Full height wall tiling included
- Full width mirror over vanity cabinet and bath
- Large family-sized bathtub

Powder Room

- Vitreous china toilet
- Engineered stone topped vanity cupboard
- Vitreous china hand basin with mixer tap
- Mirror above cabinetry with drawer beneath

Laundry

- Engineered stone benchtop with inset laundry trough and tiled splashback
- Overhead cupboards to laundry cabinets
- Built-in laminated front loading washing machine and dryer recess
- Two generous linen cupboards with hinging doors and glass sliding doors as shown
- Hinged external glass door opening from laundry

Others

- 28c ceiling height to garage with windows as shown
- 28c boundary wall with squareline gutter to garage as shown
- Feature 28c high internal doors and frames
- Light fittings as shown throughout the display home including pendant lights
- Direct secure access into the home from garage
- Generous brick paving allowance (based on on 300 x 300mm bricks)

THE ECLIPSE



Start with Redink

Scott Park chose 'red ink' as the symbol for what his building company is all about: inviting input and welcoming your changes. Our commitment to giving people what they want continues to win service awards, year after year. If you're serious about changing the way you live, make the change with us. After all, it's your home, it's your choice.



WINNER OF
9 SERVICE AWARDS

Scott Park
MANAGING DIRECTOR



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