



4



2



2



15m

**redinko**  
 H O M E S  
 your home, your choice



**THE QUALIA**  
 CUMBERLAND AVENUE, ELLENBROOK  
 SUITS 15m FRONTAGE



# THE QUALIA



# THE QUALIA CHOICE

SUITS 15m FRONTAGE



House	207.96m <sup>2</sup>
Alfresco	21.90m <sup>2</sup>
Portico	4.13m <sup>2</sup>
Garage	36.42m <sup>2</sup>
<b>Total Area</b>	<b>270.41m<sup>2</sup></b>

# THE QUALIA DISPLAY

SUITS 15m FRONTAGE

*Personalise your home design by making changes with a red pen*



House	208.48m <sup>2</sup>
Alfresco	21.87m <sup>2</sup>
Portico	4.24m <sup>2</sup>
Garage	36.78m <sup>2</sup>
<b>Total Area</b>	<b>271.38m<sup>2</sup></b>

# 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 (8 colours)
- ✓ Designer elevation
- ✓ **COLORBOND® steel roof**, fascia, gutters & downpipes
- ✓ 6m paved (30+ colours) driveway & pathway\*
- ✓ Full paint finish (excluding internal walls)
- ✓ Treated roof timbers (blue pine)
- ✓ External lights to portico, laundry & alfresco\*
- ✓ Eaves as shown on plan
- ✓ Hardiflex lining to all eaves & garage\*
- ✓ External taps (x2)
- ✓ **Double glazing throughout\*\***
- ✓ Aluminium window frames and sliding doors including fly screens (8 colours)^
- ✓ 25° pitch roof
- ✓ Termite treatment to perimeter/garage
- ✓ **SUV garage (28c ceiling)**
- ✓ Acrylic render\*

## Interior

- ✓ Double garage with auto sectional door, 2 remote controls & 1 wall control
- ✓ Fully ducted **Daikin reverse cycle air conditioning** (up to 10 outlets, 4 zones/1 constant)
- ✓ **Gas instantaneous hot water system** with wall box (26 litre)
- ✓ **High ceilings** to living area (**31c**) as per plan
- ✓ Feature front entry door
- ✓ Double deadlocks to front and garage entry door
- ✓ Lever door handles to all internal doors
- ✓ Soft close drawers & cupboards throughout
- ✓ Flick mixer tapware
- ✓ Painted Redicote flush panel internal doors
- ✓ Metal internal door frames
- ✓ 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
- ✓ Double power points throughout
- ✓ 2 hard wired smoke detectors (interconnected)
- ✓ Fibre communication ready including phone point, data point and TV point
- ✓ Light point to each room

## Kitchen

- ✓ 20mm **essastone benchtop to kitchen with 300mm breakfast bar overhang** (one colour throughout)
- ✓ Choice of **Westinghouse** or **Inalto** stainless steel electric oven
- ✓ Choice of **Westinghouse** or **Inalto** 900mm gas hot plate
- ✓ Choice of **Westinghouse** or **Inalto** 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
- ✓ 700mm high tiled splashback behind hotplate
- ✓ Double bowl under mount kitchen sink with flick mixer tap
- ✓ Dishwasher and microwave recess\*

## Bathroom/Ensuite

- ✓ **Double vanity to ensuite**
- ✓ **Rectified porcelain floor tiling** (300mm x 300mm)<sup>†</sup>
- ✓ Laminated benchtops to ensuite and bathroom (one colour throughout)
- ✓ Hobless showers to ensuite and bathroom
- ✓ Ceramic basins to ensuite & bathroom (choice of 2)
- ✓ 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
- ✓ 2.1m high tiling to shower recess to ensuite and bathroom
- ✓ Bath (1525mm) to bathroom
- ✓ Double towel rails to ensuite and bathroom
- ✓ Toilet roll holder to ensuite and WC
- ✓ Mirrors to ensuite and bathroom (2 options)
- ✓ Privacy latches to ensuite, bathroom & WC
- ✓ Flumed self-closing exhaust fans to ensuite, WCs & bathroom

## Bedroom

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

## Laundry

- ✓ **Rectified porcelain floor tiling** (300mm x 300mm)<sup>†</sup>
- ✓ Laminated benchtops (one colour throughout)
- ✓ 1m wide laundry cabinet with inset trough
- ✓ 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
- ✓ Engineers site report
- ✓ Fully engineered concrete slab and footing
- ✓ Shire building license fees
- ✓ Western Power safety switch
- ✓ 6 months maintenance period
- ✓ Lifetime structural guarantee transferable
- ✓ Ongoing consultation with one of our design and sales consultants

\* If applicable

## Qualia Display inclusions

Want a little extra? Choose from some of the special inclusions featured on the Qualia Display.

### Front Elevation

- Acrylic render and feature exposed brick as per display
- Sand render finish to garage internal walls

### Master Suite/Ensuite

- 31c high ceilings as per plan
- 20mm engineered stone topped vanities
- Framed mirrors over double vanity basins
- Double size shower recess with semi frameless panel
- Rainfall showerhead
- Designer feature doors, basins and tapware to ensuite as shown
- Dado height tiling to ensuite
- Double walk in robe with designer custom fit out as shown

### Entry/Passage

- 34c high ceilings to entry and main passage as per plan
- Glazed 1200mm wide front door as shown

### Living/Dining

- 34c high ceilings as per plan
- 28c stacker door onto Alfresco

### Theatre

- Sunken theatre with 33c high ceiling and feature 37c recess
- Feature lighting throughout

### Kitchen

- Designer kitchen with engineered stone benchtops, feature doors, push catches, glass splashback and mirrored kickboards as shown
- Pantry with storage shelving as shown
- Kitchen cabinets, feature overhead cupboards, built in microwave, double pullout bins, three banks of large drawers and a bank of small drawers
- Strip lighting to underside of overhead cabinets
- 900mm stainless steel oven and hotplate with concealed rangehood as shown
- Full width breakfast bar with feature 300mm overhang island bench
- Feature lighting throughout

### Bathroom

- Semi frameless shower screen enclosure
- Engineered stone benchtop to vanity cupboards with designer doors
- Dado height tiling
- Framed mirror over vanity
- Large family sized bathtub with designer tapware as shown

### Powder room

- Vitreous china toilet with soft closing seat
- Engineered stone benchtop to vanity cabinet
- Vitreous china wash basin with designer mixer tap
- Framed mirror above hand basin where shown

### Laundry

- Engineered stone benchtop with vitreous china trough and tiled splashback
- Overhead cupboards to laundry cabinets with designer doors
- Extensive underbench storage cabinets
- Generous walk in linen cupboard

### Alfresco

- 34c high ceiling to alfresco
- Acrylic rendered finish to exterior walls

### Others

- 31c ceiling height throughout (unless specified otherwise)
- Feature cornices and bulkheads as shown
- 31c ceiling height to garage with cornices as shown
- Round rainwater pipes with stand-off brackets as shown
- Generous linen storage cupboards and built in robes as shown
- Custom fitout to built in robes in bedrooms as shown
- Feature glass sliding doors to built in robes
- Feature 28c high internal doors as shown throughout the home
- Light fittings as shown throughout the display home
- Generous brick paving allowance (based on 300 x 300mm bricks)

# THE QUALIA



## 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



**PERTH:** 16 Frobisher Street, Osborne Park WA 6017  
Ph: 9208 1111 Fax: 9208 1112 Sales: 9208 1110 [redinkhomes.com.au](http://redinkhomes.com.au)

**MID WEST:** Second Floor, Suite 1, Champion House, 87 Marine Terrace Geraldton WA 6530  
Ph: 920 8900 Fax: 9920 8901 Sales: 9920 8999 [redinkmidwest.com.au](http://redinkmidwest.com.au)

**Geraldton Hub:** Suite 1, Champion House, 87 Marine Terrace Geraldton WA 6530

**SOUTH WEST:** First Floor, Suite 40 Marlston Boardwalk, 23 - 25 Casuarina Drive Bunbury WA 6230  
Ph: 9721 1500 Fax: 9722 7655 Bunbury Sales: 9791 1174 Busselton Sales: 9722 7680

**Busselton Hub:** Corner of Queen & Kent Street Busselton WA 6230 Ph: 9754 7585 [redinksouthwest.com.au](http://redinksouthwest.com.au)

Our specifications are subject to continual upgrade and change so please check with our Design & Sales consultant for exact inclusions.  
\*\*Excluding wet areas and timber products, please contact your sales representative if you would like to add double glazing to wet areas of your new home. ^Stacking door flyscreens available for 2 sliding panels. Cannot be screened by builder. Pictures for illustration purposes only.  
\*Additional costs may occur. #Tiles laid with a standard 3-5mm grout joint and cut with a standard tile cutter. BC12049. May 2021

**redink**   
H O M E S  
your home, your choice

Find us on

