



4



2



2



14m

redink

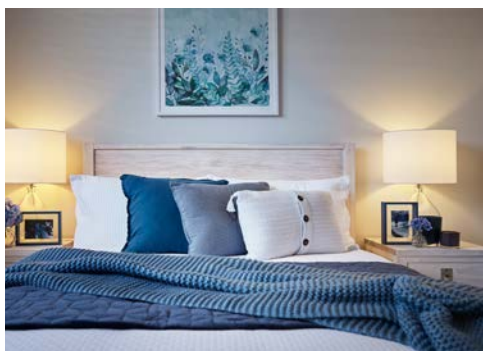
H O M E S

your home, your choice



THE CHALET

PAINTED PARKWAY, ALKIMOS
SUITS 14m FRONTAGE

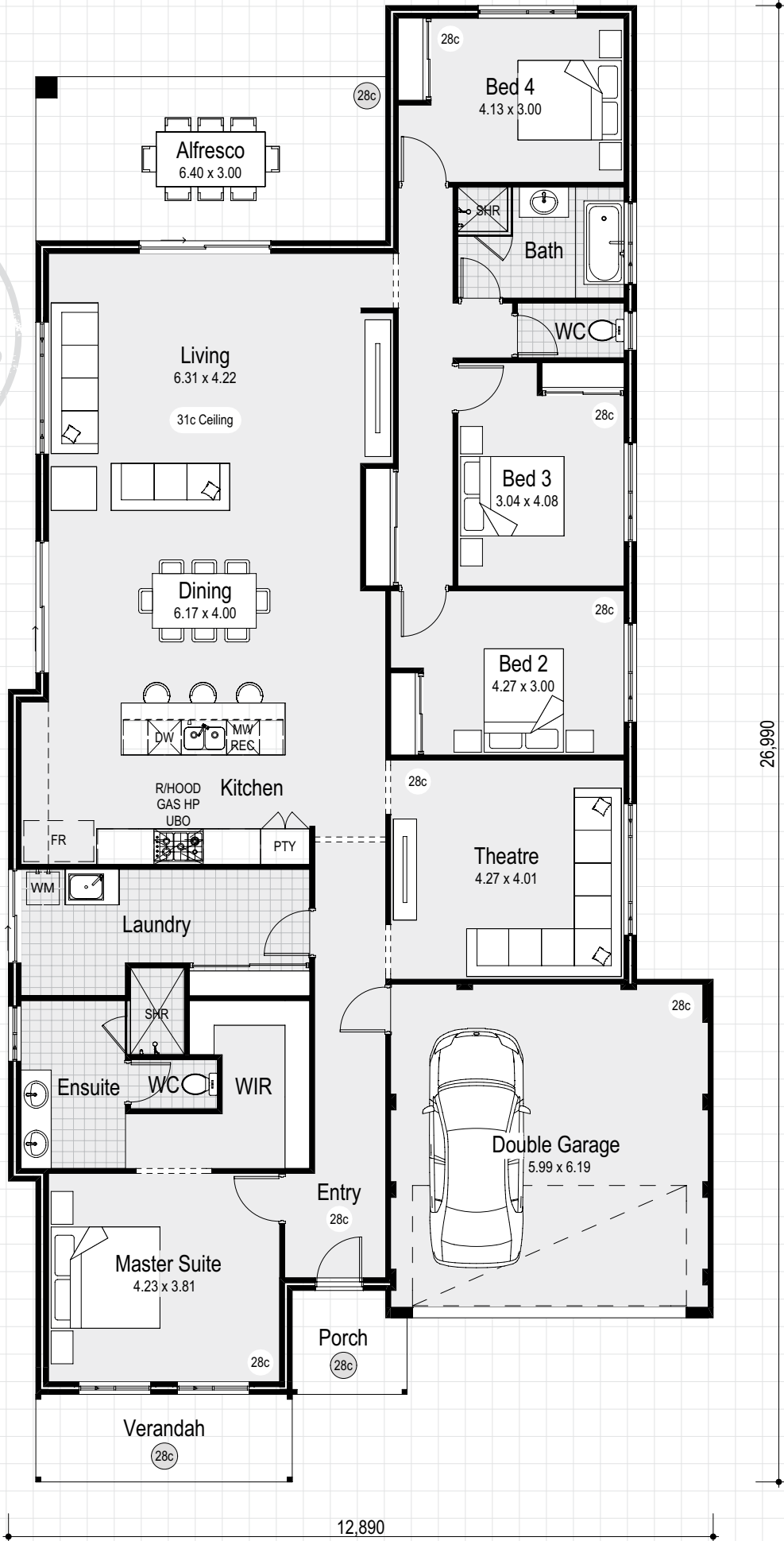


THE CHALET



THE CHALET CHOICE

SUITS 14m FRONTAGE



House	218.84m ²
Garage	36.16m ²
Alfresco	19.20m ²
Portico	7.50m ²
Total Area	285.50m²

THE CHALET DISPLAY

SUITS 14m FRONTAGE

Personalise your home design by making changes with a red pen



House	218.87m ²
Garage	36.16m ²
Alfresco	19.20m ²
Portico	3.75m ²
Total Area	285.53m²

12,890

26,990

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)
- ✓ 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)
- ✓ 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

Chalet Display Inclusions

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

Front Elevation

- Acrylic render to front elevation where shown
- Feature timber cladding as shown to master suite and gables on roof
- Unique architectural low profile gutters and fascia
- Hinging double doors to front elevation of master suite
- Stylish gables to roof as shown
- Stylish stone clad faux chimney to side elevation
- Feature timber lining to porch and verandah
- Remote control sectional overhead garage door as shown

Master Suite/Ensuite

- 35c high ceilings as per plan
- 20mm engineered stone topped vanities
- Full width mirror over vanity cabinets
- Double size shower recess with frameless shower door and double shower heads
- Full height louvered window in ensuite for ventilation
- Full height wall tiling
- Frameless glass toilet enclosure with privacy film
- Walk-in robe with designer custom fit out as shown

Entry/Passage

- 35c high ceilings as per plan
- Double entry doors with hardware as shown

Living/Dining

- 35c ceilings as per plan
- Feature stone clad fire place in living area with mantle and TV recess over
- 28c bi-fold doors to alfresco area
- Sliding door access to side garden

Theatre

- Feature built in TV recess and shelving as shown
- Feature raking ceilings with painted timber lining as shown

Kitchen

- Designer kitchen with feature splashback as shown
- Large walk-in pantry, overhead cupboards, drawers, display shelving and bin recess as shown
- Integrated fridge built into cabinetry
- Built-in coffee machine and microwave
- 900mm stainless steel freestanding cooker as shown
- Full width breakfast bar with 300mm overhang to island bench
- Strip lighting to underside of overhead cabinets

Bathroom

- Extra height frameless shower screen to shower
- 20mm engineered stone topped vanity cupboards
- Full height wall tiling included
- Full width mirror
- Large family sized bathtub

Powder Room

- Vitreous china toilet
- Engineered stone topped vanity cabinet
- Vitreous china wash basin with mixer tap
- Mirror above hand basin with feature lighting

Laundry

- Engineered stone benchtop with vitreous china laundry trough and tiled splashback
- Overhead cupboards to laundry cabinets
- Recess for front loading washing machine and dryer
- Generous linen cupboard with patterned sliding doors plus additional cabinet and overhead cupboards as shown
- Vitreous china trough with mixer tap as shown.

Alfresco

- 35c high recessed ceiling to alfresco with feature timber lining
- Acrylic rendered finish to exterior walls in alfresco area

Others

- 35c raised ceilings to entry, living and dining
- 31c ceiling height throughout the home (unless specified otherwise)
- Feature cornices and bulkheads as shown
- Feature skirting boards as shown through the display home
- 31c ceiling height to garage
- 31c boundary wall with squareline gutter to garage as shown
- Feature patterned sliding doors to laundry and hallway linen cupboard
- Feature internal doors as shown throughout the home
- 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)
- Custom robe fitout to all bedrooms as shown
- Feature sliding doors to minor bedroom built in robes

THE CHALET



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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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. BC12049. March 2021

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