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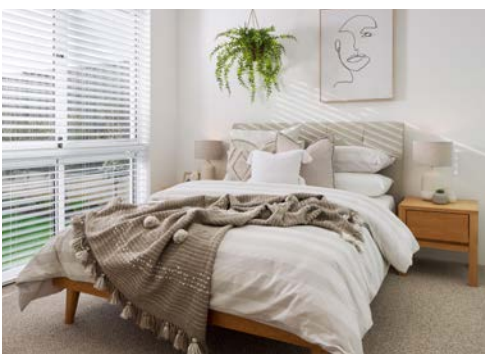


15m

# redink

H O M E S

your home, your choice



**THE PALM**  
76 SAPPHIRE DRIVE, TREEBY  
SUITS 15m FRONTAGE



# THE PALM



# THE PALM CHOICE

SUITS 15m FRONTAGE

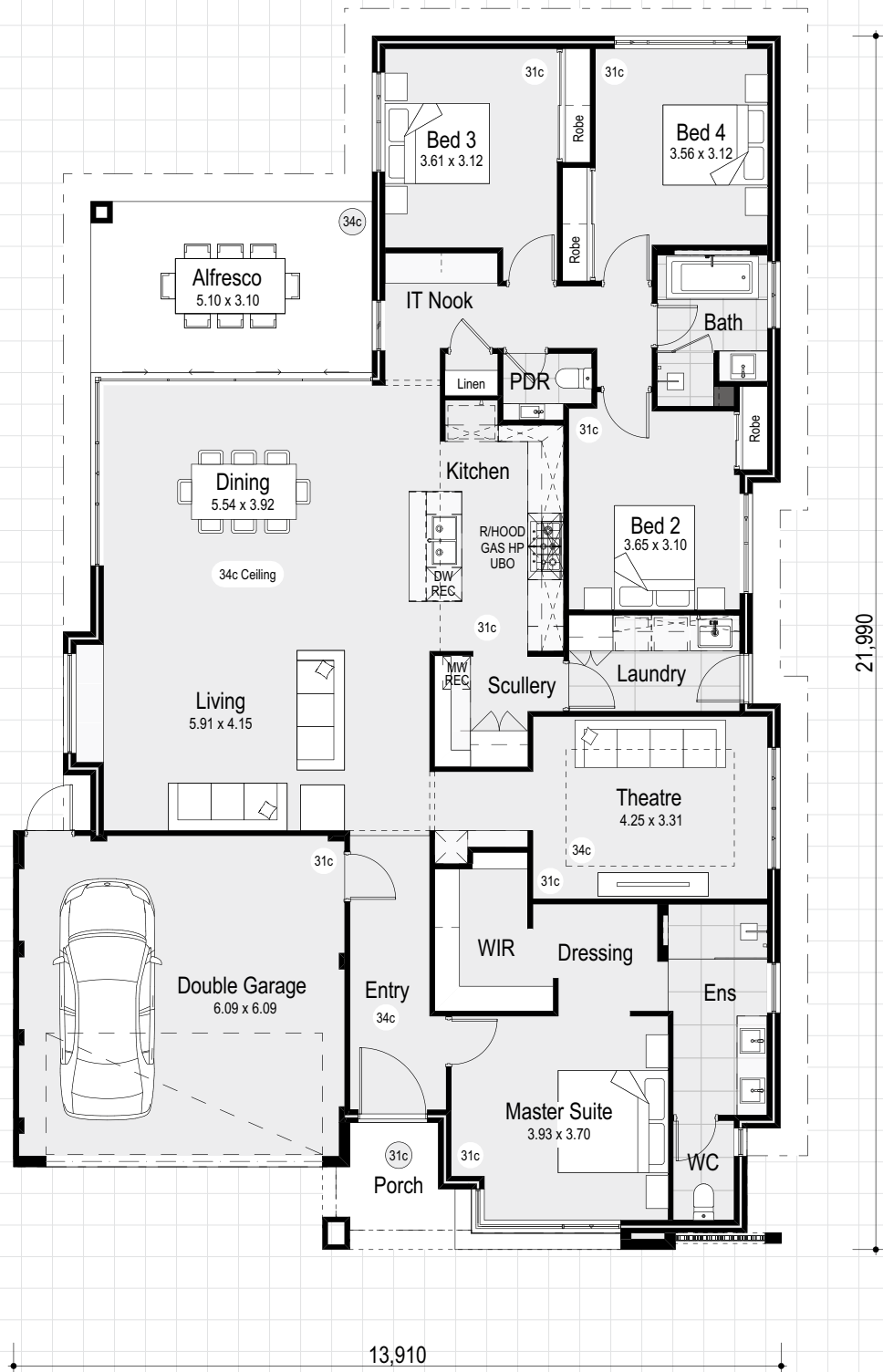


House	200.94m <sup>2</sup>
Alfresco	15.81m <sup>2</sup>
Porch	4.16m <sup>2</sup>
Garage	36.19m <sup>2</sup>
<b>Total Area</b>	<b>257.12m<sup>2</sup></b>

# THE PALM DISPLAY

SUITS 15m FRONTAGE

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



House	200.94m <sup>2</sup>
Alfresco	15.81m <sup>2</sup>
Porch	5.09m <sup>2</sup>
Garage	36.19m <sup>2</sup>
<b>Total Area</b>	<b>258.05m<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 **Inalco** stainless steel electric oven
- ✓ Choice of **Westinghouse** or **Inalco** 900mm gas hot plate
- ✓ Choice of **Westinghouse** or **Inalco** 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

## Palm Display inclusions

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

### Front Elevation

- Feature elevation as per display

### Master Suite/Ensuite

- 31c high ceilings as per plan
- 20mm engineered stone topped vanities
- Mirrors over double vanity basins as per display
- Shower recess with semi-frameless panel
- Designer feature doors, basins, and tapware to Ensuite as shown
- Full height tiling to shower
- Feature tiled recess to shower

### Entry/Passage

- 34c high ceilings to Entry as per plans
- Glazed 1200mm wide front door as shown

### Living/Dining

- 34c high ceiling as shown
- 28c stacker door onto Alfresco

### Theatre

- 31c high ceiling and feature 34c raised ceiling with a trough channel
- Bar cabinetry with fridge recess, stone benchtop and feature strip lighting to the side of wine rack

### Kitchen

- Designer Kitchen with engineered stone benchtops, feature doors, push catches, tiled splashback and mirrored kickboards as shown
- Feature overhead cupboards, double pull-out bin and a bank of small drawers
- 2x 600mm Stainless Steel ovens and 900mm hotplate with concealed rangehood as shown
- Full width breakfast bar with feature 300mm overhang island bench and 2x waterfall ends
- Feature laminated panel infill as per plans
- Feature dropped ceiling at 31c high
- Feature bulkheads above the overhead cupboards

### Scullery

- Cabinetry with pull-out drawer and stone benchtop as shown in display
- Pantry with storage shelving and feature laminated shelving as shown in display
- Built in microwave
- Feature bulkhead as shown in display

### Bathroom

- Feature tiled recess to shower
- Semi-frameless shower screen enclosure
- Engineered stone benchtop to vanity cupboards with designer doors
- Dado tiling height as shown on plans
- Full height tiling as shown on plans
- Mirror over vanity as per display
- Recessed bathtub and tiled hob

### Laundry

- Engineered stone benchtop with vitreous china trough and tiled splashback
- Broom and overhead cupboards to Laundry cabinets with designer doors
- Recess to washing machine and dryer
- 28c feature bulkhead above the overhead cupboards

### Alfresco

- 34c ceiling height to Alfresco
- Acrylic rendered finish to exterior walls

### Others

- Drywall lining to all internal walls
- Feature cornice and bulkheads as shown
- 31c ceiling height to garage with cornices as shown
- Round downpipes with stand-off brackets as shown
- Feature glass sliding doors to Robes
- Feature 28c high internal doors as shown
- Light fittings as shown throughout display home excluding pendant lights
- Generous brick paving allowance (based on 300 x 300 mm paving bricks)

# THE PALM



## 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.  
\*Additional costs may occur. #Tiles laid with a standard 3-5mm grout joint and cut with a standard tile cutter. BC12049. May 2021

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