

# Upgrades & Add-ons



This document is designed to showcase a range of upgrade options and premium add-ons, helping you explore the full potential of your dream home. We are committed to transparency and have included pricing wherever possible to ensure clarity. Our goal is to offer these upgrades at highly competitive prices to ensure that exceptional quality and display-home luxury isn't out of reach.

## Internal Living Features

### Cabinetry & Benchtops

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- Add Overhead Cabinets (Including Fridge Cabinet & Integrated Rangehood) **Price Per Application**
- Add Oven Tower Cabinet **Price Per Application**
- Upgrade to Profiled Cabinet Doors **Price Per Application**
- Add Waterfall Edge to Island Bench **+ \$1200**
- Upgrade to 40mm Benchtop **Price Per Application**
- Undermount Sink Benchtop Cutout **+ \$300**
- Upgrade to Wall Hung Vanity (Bathrooms) **+ \$750**

### Appliances

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- Upgrade Cooktop to Haier 60cm Induction (HCI604TPB3) **+ \$200**
- Upgrade Cooktop to Haier 90cm Induction (HCI905FTB3) **+ \$250**
- Add Gas Connection for Cooktop (Including Cooktop: HCG604WFCG3) **+ \$1250**
- Upgrade to Haier 10 Function 90cm Oven (HWO90S10EX2) **+ \$800**
- Upgrade to Haier 90cm Canopy Rangehood (HC90BLX1) **+ \$100**
- Add Haier Dishwasher (HDW15F3B1) **+ \$1200**
- Premium Upgrade to Electrolux Appliances **Ask for Pricing**

### Sanitaryware & Other Plumbing Fixtures

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- Upgrade to Fienza Tapware **+ Difference in RRP**
- Add Basin to Bathroom Vanity (For vanity over 1500mm) **+ \$1200**
- Add Powder Room Built-in Vanity & Basin **Price Per Application**
- Add Wall Mounted Basin to WC **+ TBC**
- Add Fridge Tap **+ \$500**
- Add External Hose Tap **Price Per Application**
- Upgrade to Gas HWU **+ TBC**

### Tiling

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- Increase Tiling Sqm (e.g. Half Height and/or Full Height Wall Tiling) **+ Ask for Pricing**
- Add a Shower Niche (600x600mm – Stud Wall Only) **+ \$300**
- Add a Boxed Shower Shelf (1.5m Long or Less) **+ \$600**
- Upgrade to Tile Insert Floor Waste **+ \$125**
- Upgrade Shower Grate to Strip Drain (900mm Tile Insert) **+ \$500**
- Brick Pattern Floor & Wall Tile Pattern Upgrade **+ \$20/m<sup>2</sup>**
- Splashback Tile Pattern – Herringbone 90° **+ TBC**
- Splashback Tile Pattern – Herringbone 45° **+ TBC**

## Flooring

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- Upgrade Carpet to Godfrey Hirst 'Wild River' **+ Approx \$1000\***
- Upgrade to 600x600 Floor Tiles to Main Floor Areas (Pressed Edge) **+ \$35/m<sup>2</sup>**
- Upgrade to 600x600 Rectified Edge Floor Tiles (Ultra-Thin Grout Line) **+ \$55/m<sup>2</sup>**

## Internal Doors

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- Add a Standard Door (to Existing Opening) **+ \$500**
- Upgrade to Cavity Sliding Door (From Standard Door) **+ \$250**
- Add Robe Sliding Doors (1.5m wide to Underside of Cornice) **+ \$750**
- Upgrade Internal Doors to Hume Profiled Range **Price Per Application**

## Internal Linings & Wall Features

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- Upgrade Gyprock Cornice to 'Inspirations' or 'Contemporary' Range **Price Per Application**
- Upgrade Cornice Detail to Square Set or Shadow Line **Price Per Application**
- Add Feature Cladding to Internal Wall (Conditions Apply) **Price Per Application**
- Add Boxed Out Feature Bed Head in Master Bedroom (900h) **+ \$500 per lin metre**

## Electrical & AC

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- Add GPO **+ \$100**
- Add Downlight **+ \$100**
- Add TV Antenna or Data Point **+ \$150**
- Add 2-Way Switching **+ \$150**
- Add Cavity Cable Manager **+ \$100**
- Add Ceiling Fan (Allowance for \$200 Fan) **+ \$450**
- Add Isolator for Split System **+ \$250**
- Add Pendant Light (Including Pendant - \$200 Allowance) **+ \$400**
- Add Interior Wall Light (Including Light - \$200 Allowance) **+ \$400**
- Add Outdoor Bunker Light **+ \$275**
- Upgrade Outdoor Bunker Light to Up/Down Feature Light **+ \$75**
- Add Dimmer Switch to Downlights (Per Switch) **+ \$200**
- Add 12.5kw Hisense Split System AC (Bedroom) **+ \$1500**
- Add 13.5kw Hisense Split System AC (Bedroom) **+ \$1700**
- Add Fully Ducted Air Conditioning to All Habitable Rooms **Price Per Application**
- Add Heat Recovery Ventilation System (HRV) Throughout **Price Per Application**

\*Ask about Wifi/smart home connectivity to AC and Light Switches\*

## External Features & Building Fabric

### Structural

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|--|------------------------------|
| ▪ Panelex 90mm Structurally Insulated Panel (SIPs) wall panel for external and internal load bearing walls | <b>Price Per Application</b> |
| ▪ Panelex 65mm SIPs Wall Panel for Garage Wall to Internal (Non-Loadbearing)                               | <b>Price Per Application</b> |
| ▪ Bedroom Ceiling changed to Raked Ceiling   | <b>Price Per Application</b> |
| ▪ Increase Wall Height   | <b>Price Per Application</b> |

### Windows

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|---|------------------------------|
| ▪ Upgrade Window Glass from 4mm to 6mm  | <b>+ \$50 per sqm</b>        |
| ▪ Upgrade to Double Glazing   | <b>Price Per Application</b> |
| ▪ Increase Sliding Doors Height to 2400mm   | <b>Price Per Application</b> |
| ▪ Upgrade to Omni Allure Entry Door Handle (450mm or 600mm) in Black or Chrome                | <b>+ \$700</b>               |
| ▪ Upgrade to Omni Allure Entry Door Handle (600mm) in Brass or Graphite                       | <b>+ \$800</b>               |
| ▪ Upgrade to Gainsborough Freestyle Entry door Handle (Keypad Entry) in Black or Satin Chrome | <b>+\$1100</b>               |
| ▪ Upgrade Windows & Ext Doors to Arco uPVC Frames & Double Glazing                            | <b>Price Per Application</b> |
| ▪ Add Velux Skylight  | <b>Price Per Application</b> |

### External Cladding & Features

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|---|------------------------------|
| ▪ Upgrade Cladding to JH 'Architectural Collection' | <b>Price per Application</b> |
| ▪ Upgrade to Metal Colorbond Cladding               | <b>Price per Application</b> |
| ▪ Add Rendering to Wall                             | <b>Price Per Application</b> |
| ▪ Outdoor Tiled Features/Walls                      | <b>Price Per Application</b> |
| ▪ Add Aluminium Window Shroud (400mm)               | <b>Price Per Application</b> |

### External Paving/Flooring

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| ▪ Upgrade Paving (Selected from Midland Brick Paving Range)    | <b>Based on Selection</b> |
| ▪ Upgrade Paving Pattern to Herringbone 45° (Where Applicable) | <b>+ TBC</b>              |

### Off-Grid Living

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|--------------------------------|------------------------------|
| ▪ Solar Panels and Battery     | <b>Price Per Application</b> |
| ▪ Electric Car Charger         | <b>Price Per Application</b> |
| ▪ Whole House Water Filtration | <b>Price Per Application</b> |