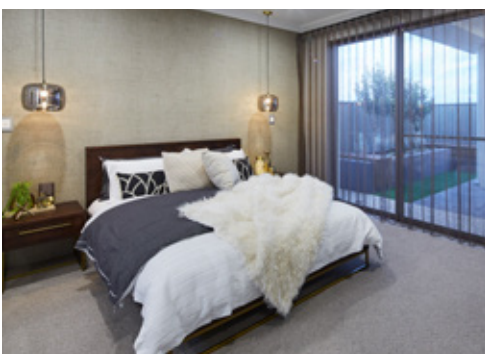


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redink
H O M E S
your home, your choice



THE DALI
BELLEFONTAINE GROVE, MINDARIE
SUITS 12.5m FRONTAGE

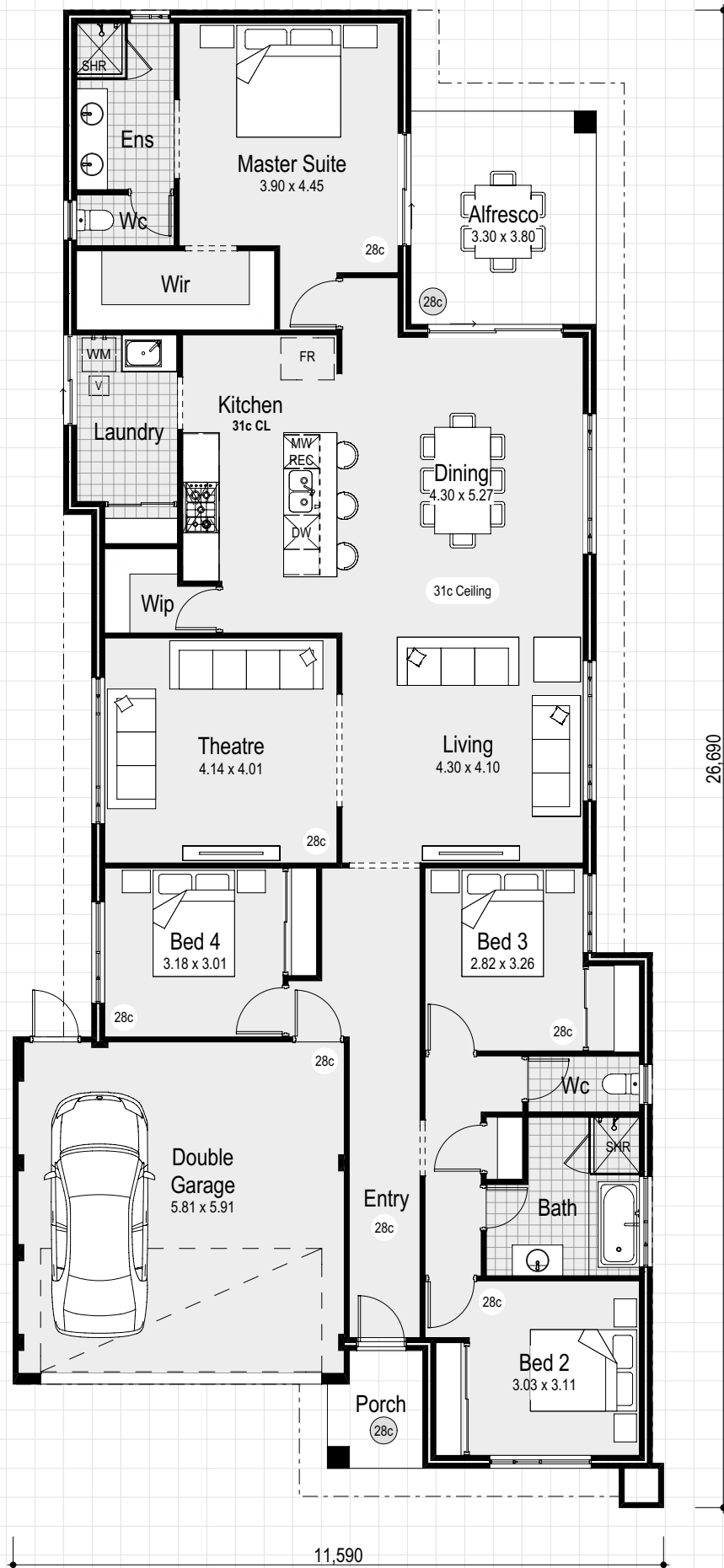


THE DALI



THE DALI CHOICE

SUITS 12.5m FRONTAGE

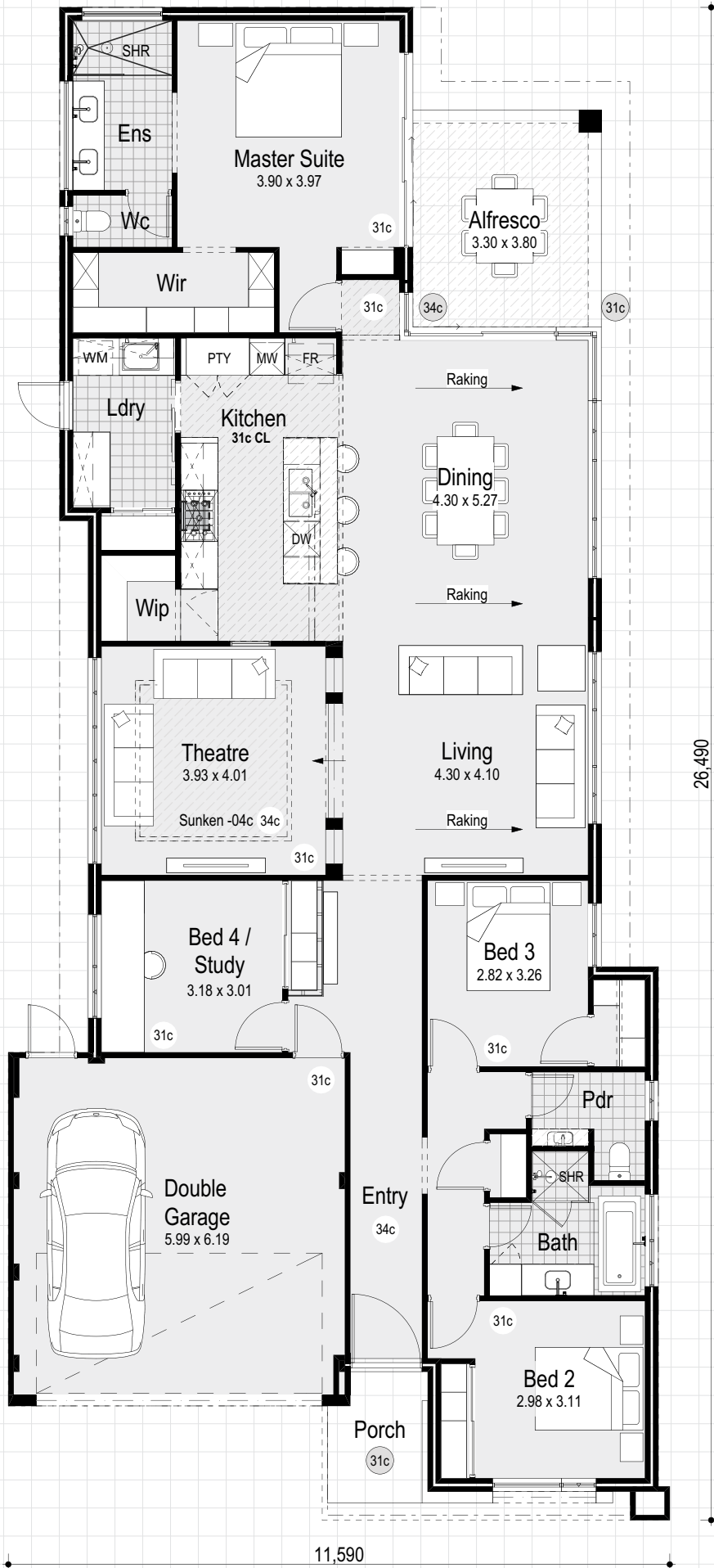


House	191.71m ²
Alfresco	12.54m ²
Porch	3.33m ²
Garage	36.17m ²
Total Area	243.76m²

THE DALI DISPLAY

SUITS 12.5m FRONTAGE

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



House	191.20m ²
Alfresco	12.54m ²
Porch	4.46m ²
Garage	36.17m ²
Total Area	244.39m²

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

Dali Display inclusions

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

Front Elevation

- Acrylic render and feature cladding to front elevation where shown
- Remote control sectional overhead garage door
- Render finish to garage internal walls
- Colorbond roof to front elevation as shown

Master Suite/Ensuite

- 31c high ceilings as per plan
- 20mm engineered stone topped vanities
- Framed mirror over double vanity basins
- Double size shower recess with semi frameless panel
- Double shower heads
- Designer feature doors, basins and tapware to ensuite as shown
- Wall tiling heights as shown to ensuite
- Walk in robe with designer custom fit out as shown

Entry/Passage

- Stud frame wall with selected cladding
- 34c high ceilings to entry and main passage as per plan
- Glazed 1200mm wide front door as shown

Living/Dining

- 34c high raking ceiling
- 28c stacker door to side elevation and onto Alfresco

Sunken Family

- Feature 34c high ceiling with 31c recess and feature lighting throughout

Kitchen

- Internal window to sunken family
- Designer kitchen with engineered stone benchtops, features doors, push catches, fully tiled splashback and mirrored kickboards as shown
- Large built in 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
- 900mm stainless steel oven and hotplate with concealed rangehood as shown
- Full width breakfast bar with 300mm overhang to island bench
- Feature lighting throughout

Bathroom

- Semi frameless shower screen enclosure
- Engineered stone benchtop to vanity cupboards with designer doors
- Wall tiling heights as shown
- 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 and linen press as shown
- Generous full width linen cupboard with glass sliding doors

Alfresco

- 34c high ceiling to alfresco with painted timber lined ceiling and scotia as shown
- Acrylic rendered finish to exterior walls and brick pier in alfresco area as shown

Others

- 31c ceiling height throughout the home (unless specified otherwise)
- Feature cornices and bulkheads as shown
- 31c ceiling height to garage with cornices as shown
- Boundary wall with squareline gutter to garage as shown
- Expressed joints to eaves sheets as displayed
- 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 linen cupboard and built in robes
- Feature 28c high internal doors as shown throughout the home
- Light fittings as shown throughout the display home including pendant lights
- Generous brick paving allowance (based on on 300 x 300mm bricks)
- Bench in 4th bedroom
- Double glazing to windows throughout

THE DALI



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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