



# The Newport

**Display Home Location**  
32 Awati Way,  
Jindalee, WA 6036

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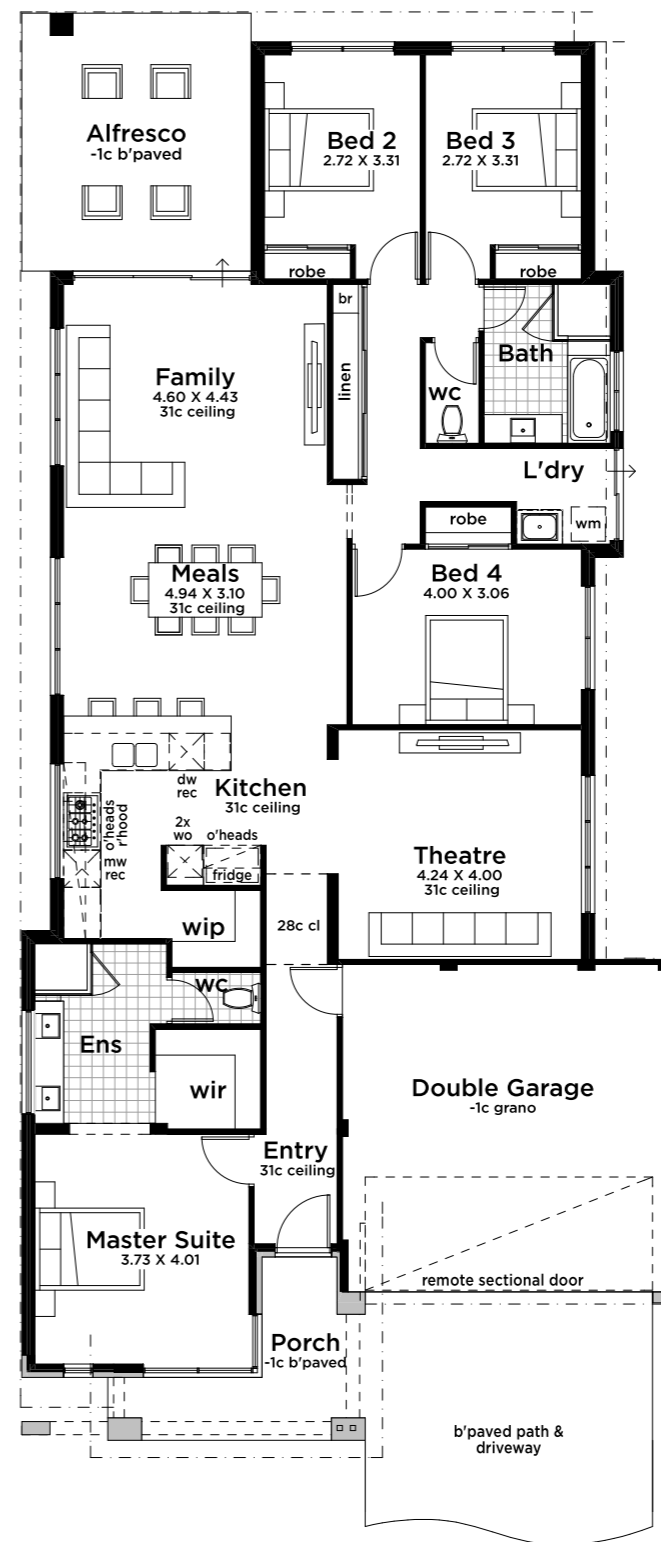






## Love an open-plan home? Then you'll fall in love with The Newport.

Taking inspiration from our most popular designs, this four bedroom, two bathroom home includes everything you need in a home and more!

You'll find the spacious kitchen, dining, living room and home theatre at the heart of the home, connecting to the alfresco, perfect for those who love to entertain. The master bedroom including a large walk-in robe and private ensuite is located to the front, with the minor bedrooms to the rear of the home. Talk about clever zoning!

## The Newport



-  **Bed: 4**
-  **Bath: 2**
-  **Car: 2**
-  **Home theatre: 1**

### Display Home Location:

32 Awati Way,  
Jindalee, WA 6036

### Display Home Features:

- Modern elevation
- Designer kitchen as displayed
- 31c ceiling to entry, home theatre, kitchen, dining and living area
- Ensuite as displayed with double vanities

### Area Sizes:

**Living area:** 178.79m<sup>2</sup>  
**Total area:** 236.75m<sup>2</sup>  
**Length:** 24.89m  
**Width:** 11.49m  
**Suits block width:** 12.5m





# Display specification

## Peace of mind coverage

- HIA lump sum fixed price contract
- Consultation with an HIA accredited sales consultant
- Shire Building Dept & Water Corporation application fees
- Housing Indemnity Insurance
- Site contour survey & engineer's soil report
- Obligation free site inspection
- Six months maintenance period
- Lifetime Structural Warranty (non transferable)

## Exterior

- Engineer designed concrete footings and floor slab
- Concrete pump (Perth metro only)
- Termite treatment
- 2c clay bricks
- Choice of face brick or painted cement render finish to front of house
- Smooth finish plasterboard lining with 55mm cornice to garage
- Durasheet lining to carport & alfresco
- Cream rolled mortar joints to all face brickwork
- Quality Affinity aluminium key lock windows & sliding door frames
- Fly screens to all aluminium windows & sliding doors
- Timber door frame to front entry (single rebate)
- Choice of Harmony Habitat and Contemporary Shingle roof tiles or Colorbond
- 25 degree roof pitch as standard
- Colorbond slotted storm gutters, fascia and zincalume painted downpipes
- Corinthian clear glazed feature entry door from standard range or clear glazed aluminium door as displayed
- Delf entrance lever to front entry door
- Flush panel solid door and metal frame with entry lever and with deadbolt to garage entry door
- Light point outside each external door
- Two garden taps
- Rinnai B26 instantaneous gas hot water system with 1 universal controller (no recess box)
- Extensive range of Blokpave pavers from Vistapave & Easipave ranges
- 6m long paved driveway
- Double garage or carport and remote sectional door with flush fit pelmet (where required)
- Full external paint finish

## Interior

- Hard wired smoke detectors
- GTEK Smartwall lining with 1 coat of white paint
- Two RCD safety switches
- Insulation - R4.0 Batts to house & garage
- HPM Excel Life white cover plates to all light switches and GPO's
- Light point to every room
- Double power points throughout
- Wide selection of Delf lever door handles to all internal doors
- Privacy latches to Ensuite, Bathroom, WC, Master Bedroom
- Metal internal door frames
- Weather draft seals to front entry door
- Square chrome floor waste covers
- Mirrored sliding robe doors to all bedrooms or alternative to suit as shown on plans
- Built in or walk in linen cupboards
- Generic telecommunication package - 1 x Phone Point, 1 x TV Point and 1 x Data Point of TV Antenna depending on location services

## Kitchen

- 20mm Essa Stone benchtops
- \$44/m2 retail allowance for ceramic wall tiles
- Hafele 567.33.106 undermount sink and choice of Zoe flickmixer tap
- 900mm or 2 x 600mm Westinghouse stainless steel electric oven
- 900mm Westinghouse stainless steel gas hot plate
- 900mm Chef stainless steel rangehood
- Full height splashback tiling to underside of rangehood
- Dishwasher recess including cold plumbing and single GPO
- Wide selection of handles & knobs to all cupboard doors
- Quality soft closing drawers and doors
- ABS edging to all cabinet doors, drawers and exposed edging

## Ensuite, bathroom & powder room

(if applicable)

- 20mm Essa Stone benchtops
- \$44/m2 retail allowance for ceramic wall and floor tiles
- 2m high tiling to shower
- Clear glazed semi frameless pivot door to Ensuite and Bathroom shower
- Full width slimline framed mirrors over vanities
- 600mm Zoe metal single towel rail
- Zoe metal toilet roll holder
- Zoe metal towel ring to Powder Room (if applicable)
- Zoe Tronto JL715 1530 bath
- Choice of Zoe flickmixer tap to vanities, bath and showers with matching spout to bath
- Zoe hand shower to Ensuite and Bathroom
- Exhaust fan to Ensuite, Bathroom and WC
- Zoe square vitreous china inset basins
- Privacy latch to Ensuite, Bathroom and Powder Room doors
- ABS edging to all cabinet doors, drawers and exposed edging

## Laundry & WC

- Laminated cabinet with choice of laminated benchtop profiles, including postform 33mm or tightform 39mm
- \$44/m2 retail allowance for ceramic wall tiles
- Privacy latch to WC
- Zoe Lioni 013 close coupled back to wall WC with soft close seat, vitreous china pan and cistern
- Exhaust fan to WC
- Zoe stainless steel inset trough
- Choice of Zoe flickmixer tap to laundry and Zoe Lioni washing machine set
- Automatic washing machine taps
- Zoe metal toilet roll holder



### Perth Metro

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