

External specifications.

Option 1

External Finish

Floor construction	Concrete Slab on Ground
Wall height	2400mm
Front door	Homebush Classic
Front door furniture	Gainsborough Key in knob / brushed chrome
External doors	Glazed sliding to laundry and 820 personal access door to garage
External door furniture	Gainsborough Key in knob / brushed chrome
Garage Door	4.8 x 2.15 auto roller door – Colorbond Jasper
Weather seals	Natural
Insulation	As per 5 star requirements
Letterbox	Brick letter box with 3" chrome number

Landscaping/Fencing

Clothesline	Wall hung clothesline with ground mount kit
Brick Cover	
Supplier	Boral
Make	Mocha
Mortar	Natural
Mortar joints	Bared

Roof Cover

Pitch	Tiled at 22.5 degree
Supplier	Monier
Profile	Tudor
Colour	Barramundi
Fascia	Colorbond Jasper
Spouting	Colorbond Monument

Painting

Front door	To match Colorbond Monument
Entry frame	To match Colorbond Jasper

External Render

Meter box	Painted to match brickwork
Downpipes	100x50 zincalume Painted to match brickwork

Windows

Frame colour	Jasper
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Glazing

Ensuite	Obscure
Bathroom	Obscure
WC	Obscure

Option 2

External Finish

Floor construction	Concrete Slab on Ground
Wall height	2400mm
Front door	Homebush Classic
Front door furniture	Gainsborough Key in knob / brushed chrome
External doors	Glazed sliding to laundry and 820 personal access door to garage
External door furniture	Gainsborough Key in knob / brushed chrome
Garage Door	4.8 x 2.15 auto roller door – Colorbond Dune
Weather seals	Natural
Insulation	As per 5 star requirements
Letterbox	Brick letter box with 3" chrome number

Landscaping/Fencing

Clothesline	Wall hung clothesline with ground mount kit
Brick Cover	
Supplier	PGH
Make	Pearl Grey
Mortar	Natural
Mortar joints	Bared

Roof Cover

Pitch	Tiled at 22.5 degrees
Supplier	Monier
Profile	Tudor
Colour	Barramundi
Fascia	Colorbond Dune
Spouting	Colorbond Woodland Grey

Painting

Front door	To match Woodland Grey
Entry frame	To match Colorbond Dune

External Render

Meter box	Painted to match brickwork
Downpipes	100x50 zincalume Painted to match brickwork

Windows

Frame colour	Dune
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Glazing

Ensuite	Obscure
Bathroom	Obscure
WC	Obscure

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office 12 Eastwood Street Ballarat VIC 3350
enquiries Anna Halliburton 0438 389 395
website www.mcmasterhomes.com.au
email info@mcmasterhomes.com.au



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External specifications.

Option 3

External Finish

Floor construction	Concrete Slab on Ground
Wall height	2400mm
Front door	Homebush Classic
Front door furniture	Gainsborough Key in knob / brushed chrome
External doors	Glazed sliding to laundry and 820 personal access door to garage
External door furniture	Gainsborough Key in knob / brushed chrome
Garage Door	4.8 x 2.15 auto roller door – Colorbond Dune
Weather seals	Natural
Insulation	As per 5 star requirements
Letterbox	Brick letter box with 3" chrome number

Landscaping/Fencing

Clothesline	Wall hung clothesline with ground mount kit.
Brick Cover	
Supplier	Boral
Make	Mocha
Mortar	Natural
Mortar joints	Bared

Roof Cover

Pitch	Tiled at 22.5 degree
Supplier	Monier
Profile	Tudor
Colour	Barramundi
Fascia	Colorbond Dune
Spouting	Colorbond Monument

Painting

Front door	To match Colorbond Monument
Entry frame	To match Colorbond Dune

External Render

Meter box	Painted to match brickwork
Downpipes	100x50 zincalume Painted to match brickwork

Windows

Frame colour	Dune
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Glazing

Ensuite	Obscure
Bathroom	Obscure
WC	Obscure

Option 4

External Finish

Floor construction	Concrete Slab on Ground
Wall height	2400mm
Front door	Homebush Classic
Front door furniture	Gainsborough Key in knob / brushed chrome
External doors	Glazed sliding to laundry and 820 personal access door to garage
External door furniture	Gainsborough Key in knob / brushed chrome
Garage Door	4.8 x 2.15 auto roller door – Colorbond
Weather seals	Natural
Insulation	As per 5 star requirements
Letterbox	Brick letter box with 3" chrome number

Landscaping/Fencing

Clothesline	Wall hung clothesline with ground mount kit.
Brick Cover	
Supplier	Boral
Make	Mocha
Mortar	Natural
Mortar joints	Bared

Roof Cover

Pitch	Tiled at 22.5 degree
Supplier	Monier
Profile	Tudor
Colour	Barramundi
Fascia	Colorbond Dune
Spouting	Colorbond Monument

Painting

Front door	To match Colorbond Monument
Entry frame	To match Colorbond Dune

External Render

Meter box	Painted to match brickwork
Downpipes	100x50 zincalume Painted to match brickwork

Windows

Frame colour	Dune
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Glazing

Ensuite	Obscure
Bathroom	Obscure
WC	Obscure



Internal specifications.

Option 1

Electrical	Layout as per electrical plan
Power points	White- Clipsal 2000 series
Light switches	White- Clipsal 2000 series
Light fittings	Batten fix shades
Wall Tiling	
Kitchen wall tiling	White gloss 330x80 / White Grout
Laundry	White gloss 100x400 / White Grout
Bathroom	Mid Grey 6434 330x330 / Grout #64 Mocha
Plumbing Fittings	
Kitchen sink	Posh Solus 1 3/4 bowl sink – stainless steel
Kitchen sink mixer	Posh Solus sink mixer - chrome
Laundry trough	Project 45 single - white
Laundry tapset	Posh Solus sink mixer - chrome
WC suite	Posh Solus Concorde Suite - white
Basins	Tasman Deluxe Vanity basin 3th - white
Basin tapset	Posh Quatre basin set - chrome
Bath	Posh solus Rectangle bath 1675x750 - white
Shower base	Easy RX shower base - white
Tapsets	Posh Bristol shower and bath set - chrome
Towel rails	Posh Windsor towel rails and ring
Rain Water Tank	2000lt with pump + conn. to toilets woodland grey
Hot Water Service	Vulcan 135lt
Appliances	
Oven	D'amani 60cm s/steel single oven
Cooktop	D'amani 60cm s/steel gas cooktop
Rangehood	D'amani 60cm s/steel slideout rangehood
Dishwasher	Dishlex 5 programme s/steel dishwasher
Internal Fitout	
Doors	Flush panel hollow core 2040 high
Door furniture	Nidus "Capri" chrome leverset
Architraves	MDF primed s/bevel 67mm
Plaster	55mm cove
Joinery	
Benchtop	Laminex Morning Shale
Doors	Polytech Shannon Oak
Kick rail	To match cupboards
Handles	AC30 bow handles
Internal Glazing	
Shower screens	Full return laminated pivo - white frame
Mirrors	Frameless vanity mirror
Floor Coverings	
Carpet	Becco Sambucca
Floor Tiling	Mid Grey 6434 330x330 / Grout #64 Mocha
Skirting Tile	Mid Grey 6434 330x330 / Grout #64 Mocha
Painting	
Ceiling	Resene/ Black White (low sheen acrylic)
Walls	Resene/White Pointer (low sheen acrylic)
Architraves/Doors	Resene/1/2 White Pointer (semi gloss acrylic)
Window Furnishings	Holland binds with brushed chrome rail + pull chain

Option 2

Electrical	Layout as per electrical plan
Power points	White- Clipsal 2000 series
Light switches	White- Clipsal 2000 series
Light fittings	Batten fix shades
Wall Tiling	
Kitchen wall tiling	White gloss 330x80
Laundry	White gloss 100x400
Bathroom	Light Grey 6396 330x330 Grout #4 Grey
Plumbing Fittings	
Kitchen sink	Posh Solus 1 3/4 bowl sink – stainless steel
Kitchen sink mixer	Posh Solus sink mixer - chrome
Laundry trough	Project 45 single - white
Laundry tapset	Posh Solus sink mixer - chrome
WC suite	Posh Solus Concorde Suite - white
Basins	Tasman Deluxe Vanity basin 3th - white
Basin tapset	Posh Quatre basin set - chrome
Bath	Posh solus Rectangle bath 1675x750 - white
Shower base	Easy RX shower base - white
Tapsets	Posh Bristol shower and bath set - chrome
Towel rails	Posh Windsor towel rails and ring
Rain Water Tank	2000lt with pump + conn. to toilets woodland grey
Hot Water Service	Vulcan 135lt
Appliances	
Oven	D'amani 60cm s/steel single oven
Cooktop	D'amani 60cm s/steel gas cooktop
Rangehood	D'amani 60cm s/steel slideout rangehood
Dishwasher	Dishlex 5 programme s/steel dishwasher
Internal Fitout	
Doors	Flush panel hollow core 2040 high
Door furniture	Nidus "Capri" chrome leverset
Architraves	MDF primed s/bevel 67mm
Plaster	55mm cove
Joinery	
Benchtop	Laminex White Valencia
Doors	Polytech
Kick rail	To match cupboards
Handles	AC30 bow handles
Internal Glazing	
Shower screens	Full return laminated pivot - white frame
Mirrors	Frameless vanity mirror
Floor Coverings	
Carpet	Ord River - Carpet Court range
Floor Tiling	Light Grey 6396 330x330 / Grout #4 Grey
Skirting Tile	Light Grey 6396 330x330 / Grout #4 Grey
Painting	
Ceiling	White
Walls	Resene Tea
Architraves/Doors	Resene 1/4 Tea
Window Furnishings	Holland binds with brushed chrome rail + pull chain

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office 12 Eastwood Street Ballarat VIC 3350
enquiries Anna Halliburton 0438 389 395
website www.mcmasterhomes.com.au
email info@mcmasterhomes.com.au



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Option 3

Electrical	Layout as per electrical plan
Power points	White - Clipsal 2000 series
Light switches	White - Clipsal 2000 series
Light fittings	Batten fix shades
Wall Tiling	
Kitchen wall tiling	White gloss 330x80 / White Grout
Laundry	White gloss 100x400 / White Grout
Bathroom	White ROMFL009 / Grout #49 Light Grey
Plumbing Fittings	
Kitchen sink	Posh Solus 1 3/4 bowl sink – stainless steel
Kitchen sink mixer	Posh Solus sink mixer - chrome
Laundry trough	Project 45 single - white
Laundry tapset	Posh Solus sink mixer - chrome
WC suite	Posh Solus Concorde Suite - white
Basins	Tasman Deluxe Vanity basin 3th - white
Basin tapset	Posh Quatre basin set - chrome
Bath	Posh solus Rectangle bath 1675x750 - white
Shower base	Easy RX shower base - white
Tapsets	Posh Bristol shower and bath set - chrome
Towel rails	Posh Windsor towel rails and ring
Rain Water Tank	2000lt with pump + conn. to toilets woodland grey
Hot Water Service	Vulcan 135ltr
Appliances	
Oven	D'amani 60cm s/steel single oven
Cooktop	D'amani 60cm s/steel gas cooktop
Rangehood	D'amani 60cm s/steel slideout rangehood
Dishwasher	Dishlex 5 programme s/steel dishwasher
Internal Fitout	
Doors	Flush panel hollow core 2040 high
Door furniture	Nidus "Capri" chrome leverset
Architraves	MDF primed s/bevel 67mm
Plaster	55mm cove
Joinery	
Benchtop	Polytech Shannon Oak
Doors	Polytech Designer White
Kick rail	To match cupboards
Handles	AC30 bow handles
Internal Glazing	
Shower screens	Full return laminated pivot - white frame
Mirrors	Frameless vanity mirror
Floor Coverings	
Carpet	Ord River - Carpet Court range
Floor Tiling	White ROMFL009 / Grout #49 Light Grey
Skirting Tile	White ROMFL009 / Grout #49 Light Grey
Painting	
Ceiling	Resene White Point 1/4 st. (low sheen acrylic)
Walls	Resene/ 1/4 st. Tea (low sheen acrylic)
Architraves/Doors	Resene/ 1/2 st. White Point (semi gloss acrylic)
Window Furnishings	Holland binds with brushed chrome rail + pull chain

Option 4

Electrical	Layout as per electrical plan
Power points	White - Clipsal 2000 series
Light switches	White - Clipsal 2000 series
Light fittings	Batten fix shades
Wall Tiling	
Kitchen wall tiling	White gloss 330x80
Laundry	White gloss 100x400
Bathroom	
Plumbing Fittings	
Kitchen sink	Posh Solus 1 3/4 bowl sink – stainless steel
Kitchen sink mixer	Posh Solus sink mixer - chrome
Laundry trough	Project 45 single - white
Laundry tapset	Posh Solus sink mixer - chrome
WC suite	Posh Solus Concorde Suite - white
Basins	Tasman Deluxe Vanity basin 3th - white
Basin tapset	Posh Quatre basin set - chrome
Bath	Posh solus Rectangle bath 1675x750 - white
Shower base	Easy RX shower base - white
Tapsets	Posh Bristol shower and bath set - chrome
Towel rails	Posh Windsor towel rails and ring
Rain Water Tank	2000lt with pump + conn. to toilets woodland grey
Hot Water Service	Vulcan 135ltr
Appliances	
Oven	D'amani 60cm s/steel single oven
Cooktop	D'amani 60cm s/steel gas cooktop
Rangehood	D'amani 60cm s/steel slideout rangehood
Dishwasher	Dishlex 5 programme s/steel dishwasher
Internal Fitout	
Doors	Flush panel hollow core 2040 high
Door furniture	Nidus "Capri" chrome leverset
Architraves	MDF primed s/bevel 67mm
Plaster	55mm cove
Joinery	
Benchtop	
Doors	
Kick rail	To match cupboards
Handles	AC30 bow handles
Internal Glazing	
Shower screens	Full return laminated pivot - white frame
Mirrors	Frameless vanity mirror
Floor Coverings	
Carpet	Becco Capers
Floor Tiling	330x330 / Grout #
Skirting Tile	330x330 / Grout #
Painting	
Ceiling	
Walls	
Architraves/Doors	
Window Furnishings	Holland binds with brushed chrome rail + pull chain

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