

# The Pilbara



4  2  2  6  BCA Energy Rating

## House Package for Green Head

# \$296,995

 (incl. GST)

### Special Features:

- 4 bedroom 2 bathroom home with separate theatre room and study. Open-plan living leading out to the alfresco area
- Vinyl plank flooring to all living areas, carpets to the bedrooms and window treatments throughout the home
- Colorbond roof and wall cladding
- Includes a double carport, porch and alfresco with colorbond roofs
- Earthworks, transport, Western Power escort, plumbing & electrical connections included
- Feel safe in a home built to stand the test of time. A 10 year structural warranty, termite treatment, contour survey and soil report are included



### For more information contact:



**TR Homes**  
9493 2998  
info@trhomes.com.au  
www.trhomes.com.au

### Award-winning builder:



**2014 Transportable/Kit Home of the year – The Grange**  
HIA WA Housing Awards  
HIA Perth Housing Awards

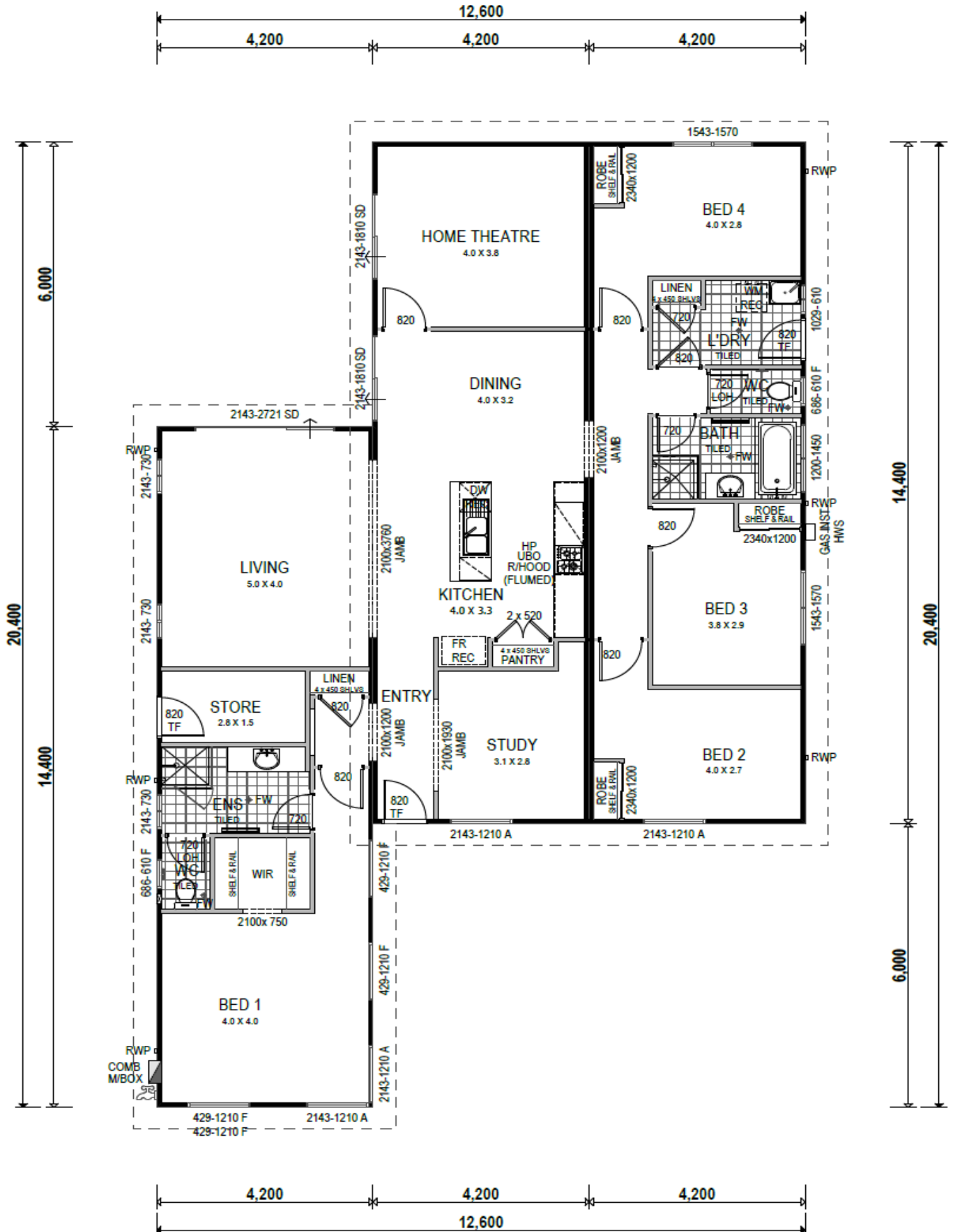
### Land sales and development:



**LandCorp**  
9493 2998  
sales@landcorp.com.au  
www.landcorp.com.au/  
coralcoast

# The Pilbara

Total living area = 181sqm



# TR Homes Specifications

## Interior of the Home

- 2.4m high Plasterboard ceilings with classic cornices
- Plasterboard internal walls with flush reveals and skirting boards
- Full painting of all internal & external walls, ceilings, cornices, mouldings, architraves and doors
- Gainsborough quality internal chrome lever handles throughout
- Built-in robe with vinyl sliding doors, shelf and chrome hanging rail to all Bedrooms (as shown on plan)
- Carpets to bedrooms 1,2, 3, 4 and study
- Karndean vinyl plank flooring to the Entry, Kitchen, Dining, Living, Theatre and Hallway.
- 89mm Vertical blinds to all windows (excluding the Bathroom, Ensuite & WC)
- One TV point to the Living
- One telephone point to the Kitchen
- Hard-wired smoke detectors with battery backup
- Double power points throughout home (as shown on plan)
- Insulation batts to the ceiling and Anticon to the roof
- Insulation batts and Permishield to all external walls

## Kitchen

- 600mm Westinghouse stainless steel electric underbench oven
- 600mm Westinghouse stainless steel electric hotplate
- 600mm Westinghouse stainless steel canopy rangehood
- Double bowl / single drainer stainless steel sink with chrome flick mixer
- 400mm high ceramic tiling to kitchen splashback
- Dishwasher recess (including single power point and cold water provision)
- Set of 4 cutlery drawers
- Set of 3 pot drawers
- Built-in pantry (as shown on plan)
- Laminate doors and drawers with white lined kitchen cupboards, soft close drawers & doors, and ABS edging
- Choice of Squareform or Postform laminate benchtops
- Choice of Formica or Laminex benchtops, door and drawer fronts

## Laundry

- 42L Stainless steel laundry trough in metal cabinet with WELS© rated contemporary Alder chrome flick mixer
- WELS© rated contemporary Alder chrome automatic washing machine taps
- Built-in linen cupboard (as shown on plan)

## Bathroom / Ensuite / WC

- Laminate doors with white lined soft closed cupboards and doors with ABS edging
- Choice of Squareform or Postform laminate benchtops
- Choice of Formica or Laminex benchtops and door fronts
- Framed pivot shower door to Ensuite
- Fixed shower panel and rod to Bathroom
- 2m high 200mm x 200mm ceramic wall tiling to shower
- 200mm x 200mm ceramic tiling to floors and skirting
- Ceramic soap holder to shower recess
- WELS© rated contemporary Alder chrome tapware
- Caroma Inset ceramic basins to Bathroom and Ensuite
- Fully framed mirror to vanities
- Chrome double towel rail to Bathroom and Ensuite
- White acrylic bath to Bathroom (as shown on plan)
- Privacy locks to Bathroom and WC
- Exhaust fans to Bathroom, Ensuite and WC
- WELS© rated Caroma Dual Smart Flush toilet suites

## Exterior of the Home

- Custom Orb Colorbond® cladding to the home
- Colorbond roof
- Colorbond® cladding to gutters and fascia
- Jason Windows quality aluminium windows & sliding doors including the BreezeLock system, key locks and flyscreens
- Solid core front door and laundry door
- Gainsborough quality entry lock set including deadlock to entry and laundry door
- One external waterproof double power point
- One external garden tap
- Waterproof bunker lights to all external doors
- Underfloor waterproof membrane
- Energy-efficient Gas Instantaneous hot water system
- Physical Barrier Pest Treatment to home

## Structural

- Truecore® steel 90mm wall frames & 90mm roof trusses
- Engineered & reinforced concrete floors

# TR Homes Specifications

## Installation

- Transport of home to Green Head, WA
- Western Power Escort
- Site works including cut, backfill and compaction
- Plumbing and Electrical connections of the home to mains water, sewer and power
- Double Carport, Porch and Alfresco

## Additional Inclusions

- Industry best 10 year structural guarantee
- 6 month after-care service
- Site-specific Soil Report
- Contour Survey
- Individual Energy Efficiency Assessment & Certification
- Individual Engineer's Certification
- Homeowners Warranty Insurance
- HIA Home Building Contract
- Developer Approval
- Single Residential Water Corporation Approval
- Shire Building Approval

## NOTE:

- This house package is not associated with a specific parcel of land but is provided as an indicative price for the Green Head Landcorp subdivision.
- Pricing for earthworks, plumbing and electrical connections are based on a "flat" site with "appropriate" access. This pricing is "provisional" only and may vary depending on the site chosen for the home.
- When attempting to "match" this house to a site, take note of the dimensions of the house (as per the included Sketch Plan) to determine its suitability.
- **The price indicated is valid until 31 May 2015.**

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## Disclaimer:

The above home elevation is for illustrative purposes only and is not included in the price of the building. This illustration may also depict features not included as standard features for this building or not supplied by TR Homes including but not limited to garden features, landscaping, paving, turf, planter boxes, concrete, gates, fencing, tinted windows and window furnishings and light fittings. Please speak with a TR Homes Sales Consultant for details on inclusions and for any clarification. Prices specified may vary and be subject to change once all site works plans are completed, both contracts are compiled and the current market value of the land and other relevant costs are taken into consideration. TR Homes and the owner of the land reserve the right to alter the home, land, site work and connection prices.