

INSPIRED INCLUSIONS

STATESMAN
HOMES

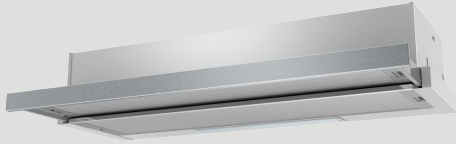




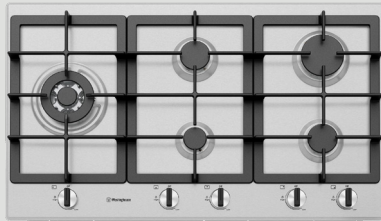
Choose your inclusions

We've curated three levels of inclusions - Freedom, Trend, and Pinnacle, achieving unrivalled quality and a contemporary style that works seamlessly throughout each home.

FREEDOM



01



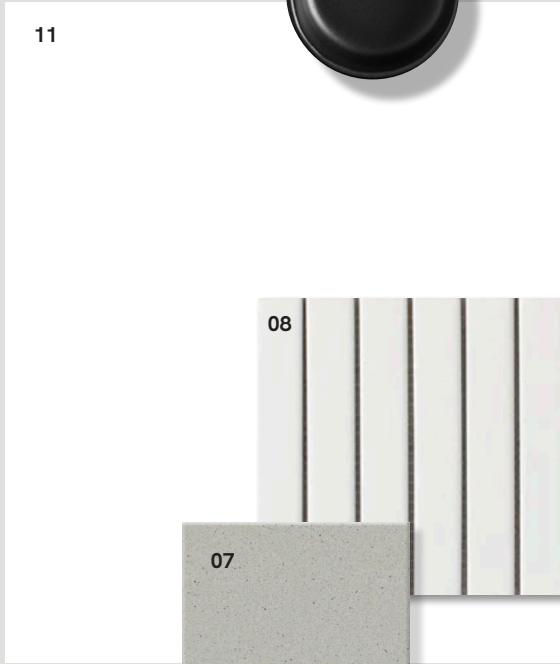
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FREEDOM is our entry level home inclusions with amazing features like 2700mm ceilings, 900mm appliances, on-trend sanitaryware and tapware but with the added freedom to source your own flooring.



01 900mm Westinghouse Retractable Rangehood; **02** 900mm Westinghouse Gas Cooktop; **03** 900mm Westinghouse Electric Oven; **04** Stainless Steel Dishwasher; **05** Clark Polar Double Bowl (Overmount) Sink; **06** Black or Chrome Kip Sink Mixers; **07** Square Edge Laminate Benchtops; **08** Choice of Feature Tiles; **09** Choice of Laminate Joinery; **10** Choice of Designer Joinery Handles; **11** Two Coat Paint System; **12** Black or Chrome Designer Tapware and Accessories; **13** Luna Inset Basins; **14** Basis Back to Wall Toilet Suites; **15** Black or Chrome Wall Shower Heads; **16** Newbury Acrylic Bath; **17** Square Edge Laminate Benchtop to Pantry and Wet Areas; **18** Choice of Wet Area Tiles.

FREEDOM

<p>EXTERNAL</p>	<p>KITCHEN</p>	<ul style="list-style-type: none"> ▪ 2 heat light combination exhaust fans ▪ 1675mm Newbury acrylic bath ▪ Chrome or black Kip mixer taps and bath outlet ▪ Chrome or black 400mm upswept wall and arm and square overhead showerhead wall shower heads ▪ 1950mm Milan semi-framed shower screens in bright natural or matt black ▪ Shower ledges ▪ Luna inset basin or Clark square inset basin with chrome or black pop up waste ▪ Square edge laminate benchtops ▪ Vanity cupboards with drawer units ▪ Chrome or black Cosmo accessories ▪ Basis back to wall dual flush china toilet suites with soft close ▪ Stainless steel slot grates to ensuite shower <p>LAUNDRY / LINEN</p>
<ul style="list-style-type: none"> ▪ 25 degree roof pitch ▪ Colorbond roof, facias and gutters ▪ Garage including piers and panel lift colorbond garage door ▪ Remote control unit for garage door ▪ Tiles to verandah / porch / alfresco ▪ R6.0 insulation to ceiling ▪ R2.0 insulation to garage and alfresco ceiling ▪ R2.5 insulation to external walls (exc. garage) ▪ Flyscreens to all windows (note: flyscreens to ASDs not included) ▪ 2340mm high Hume XN5 translucent glazed front door ▪ 2340mm high external doors ▪ Angular trilock lever and angular round passage with G2 round deadbolt hardware to entry and external access doors ▪ Two coat external paint scheme ▪ 4kW solar system ▪ Termite barrier treatment ▪ Garden taps - front (x1) and rear (x2) ▪ 26L Gas instantaneous hot water service <p>INTERNAL</p>	<ul style="list-style-type: none"> ▪ Westinghouse WVE9915SDA (900mm) electric oven ▪ Westinghouse WHG954SC (900mm) gas cooktop ▪ Westinghouse WRR904SB (900mm dual fan) retractable rangehood ducted to atmosphere ▪ Plumbed water point for fridge ▪ Stainless steel dishwasher ▪ Dishwasher provision ▪ Underbench microwave provision with pot drawer ▪ Designer kitchen splashback tiles including mosaics ▪ 400mm deep overhead cupboards with finger grip ▪ 700mm deep kitchen cupboards and benchtops ▪ 900mm deep island bench ▪ Two tone laminate joinery ▪ Designer joinery handles ▪ Square edge laminate benchtops ▪ Clark Polar double bowl (overmount) sink ▪ Chrome or black Kip sink mixer ▪ White melamine shelving and cupboards to pantry ▪ Clark square 35L flushline (overmount) sink to pantry (as applicable) ▪ Chrome or black Kip sink mixer to pantry (as applicable) <p>BATHROOM / ENSUITE</p>	<ul style="list-style-type: none"> ▪ 45 litre inset trough, broom cupboard and bin (as applicable) ▪ Square edge laminate benchtop ▪ Designer joinery handles ▪ Chrome or black Kip sink mixer to laundry ▪ Linen cupboard with 450mm deep white melamine shelving (as applicable) ▪ Floor tiling <p>ROBES</p>
<ul style="list-style-type: none"> ▪ R2.0 insulation to internal walls ▪ 2700mm high ceilings ▪ Two coat internal paint scheme ▪ 55mm Cove cornice ▪ 67mm single bevel painted MDF skirtings and architraves ▪ 2340mm high Redicote internal painted doors ▪ 2340mm high cavity sliding doors ▪ Bela round internal door handles ▪ Wall stops to internal doors ▪ Clipsal Iconic light switches, television points, data points and double power points 	<ul style="list-style-type: none"> ▪ Designer joinery handles ▪ Floor tiling ▪ Wall tiling to bathroom and ensuite - 1 skirting tile to separate WC/vanity and 1200mm behind toilet suite, 2000mm to shower alcoves and 1200mm to remaining walls ▪ Tile trim to exposed edges in bathroom and ensuite ▪ 900mm high mirror full length of vanity 	<ul style="list-style-type: none"> ▪ Walk-in robe with double shelf and hanging rail ▪ Drawer units to walk-in-robe ▪ Vinyl / mirror sliding robes ▪ Drawer units to sliding robes <p>PLUS</p>
		<ul style="list-style-type: none"> ▪ 3 month warranty period ▪ 25 year structural guarantee



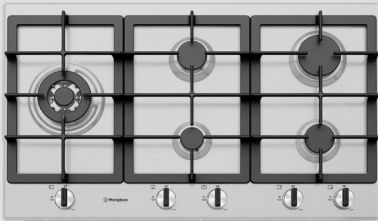
Inclusions may vary as per individual floorplans

T&C's apply. For details go to statesman-homes.com.au/terms/inclusions/

TREND



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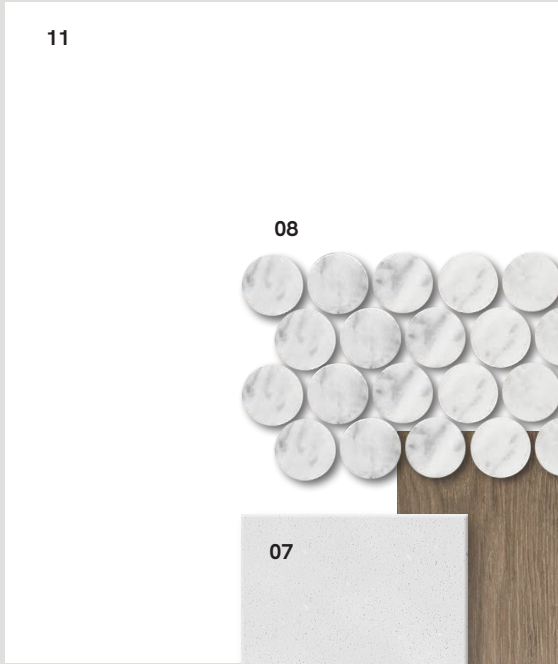
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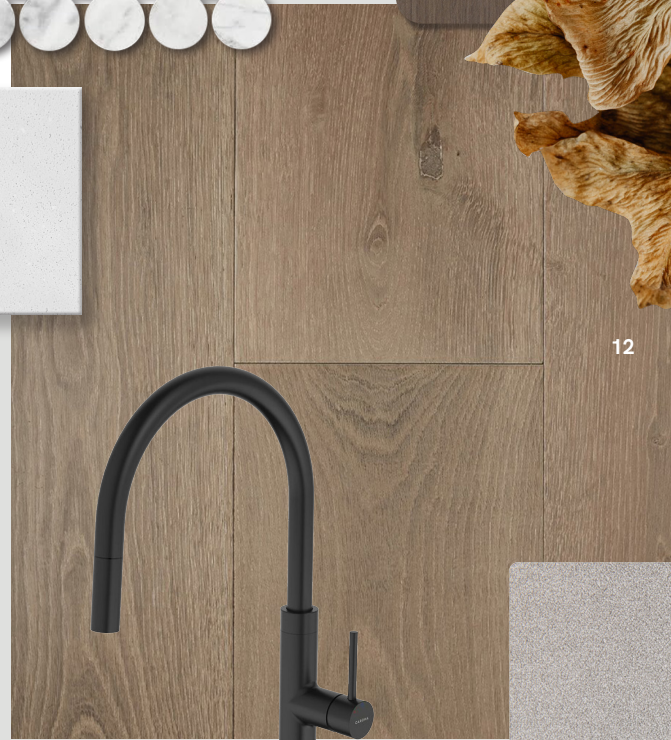
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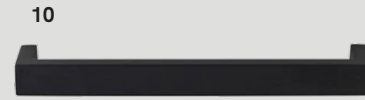
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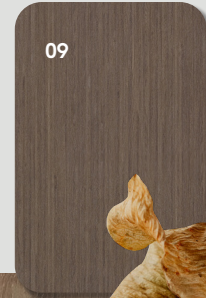
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TREND has all the benefits of the Freedom inclusions but with added features such as 20mm designer solid surface kitchen benchtops upgraded on-trend tapware, designer timber-style flooring and quality carpets.

01 900mm Westinghouse Retractable Rangehood; **02** 900mm Westinghouse Gas Cooktop; **03** 900mm Westinghouse Electric Oven; **04** Stainless Steel Dishwasher; **05** Clark Polar Undermount Double Sink; **06** Black or Chrome Liano II Retractable Sink Mixer; **07** Choice of 20mm Designer Solid Benchtops; **08** Choice of Feature Splashback Tiles; **09** Choice of Laminate Joinery; **10** Choice of Designer Joinery Handles; **11** Two Coat Paint System; **12** Choice of On-trend Timber-Style Flooring; **13** Choice of Quality Carpet; **14** Black or Chrome Designer Tapware and Accessories; **15** Luna Inset Basins; **16** Choice of Wet Area Tiles; **17** Basis Back to Wall Toilet Suites; **18** Black or Chrome 400mm Upswept Wall Arm and Square Overhead Shower Heads; **19** Newbury Acrylic Bath; **20** Square Edge Laminate Benchtop to Pantry and Wet Areas.

<p>EXTERNAL</p>	<ul style="list-style-type: none"> ▪ Ducted reverse cycle air conditioning with wifi controller ▪ Clipsal Iconic light switches, television points, data points and double power points ▪ Fan provision to bedrooms ▪ Three HWS temperature controllers <p>KITCHEN</p>	<ul style="list-style-type: none"> ▪ Clark square 35L flushline (overmount) sink to pantry (as applicable) ▪ Chrome or black Clark round pin sink mixer to pantry (as applicable) <p>BATHROOM / ENSUITE</p>
<ul style="list-style-type: none"> ▪ 25 degree roof pitch ▪ Colorbond roof, fascias and gutters ▪ Garage including piers and panel lift colorbond garage door ▪ Remote control unit for garage door ▪ Sensor lights to entry ▪ Tiles to verandah / porch / alfresco ▪ Aluminium powder coated awning and sliding windows ▪ R6.0 insulation to ceiling ▪ R2.0 insulation to garage and alfresco ceiling ▪ R2.5 insulation to external walls (exc. garage) ▪ 2340mm high Hume XN5 translucent glazed front door ▪ 2340mm high external doors ▪ Angular trilock lever and angular round passage with G2 round deadblot hardware to entry and external access doors ▪ Two coat external paint scheme ▪ 4kW solar system ▪ Termite barrier treatment ▪ Garden taps - front (x1) and rear (x2) ▪ 26L Gas instantaneous hot water service <p>INTERNAL</p>	<ul style="list-style-type: none"> ▪ Westinghouse WVE9915SDA (900mm) electric oven ▪ Westinghouse WHG954SC (900mm) gas cooktop ▪ Westinghouse WRR904SB (900mm dual fan) retractable rangehood ducted to atmosphere ▪ Plumbed water point for fridge ▪ Stainless steel dishwasher ▪ Dishwasher provision ▪ 20mm designer solid benchtops ▪ Pendant light provisions above kitchen island bench ▪ Underbench microwave provision with pot drawer ▪ Pot drawers ▪ Kitchen bin with pull out drawer ▪ Designer kitchen splashback tiles including mosaics ▪ 400mm deep overhead cupboards with finger grip ▪ LED strip lighting to cooktop run ▪ 700mm deep kitchen cupboards and benchtops ▪ 900mm deep island bench ▪ Two tone laminate joinery ▪ Designer joinery handles ▪ Soft close runners and hinges ▪ Clark Polar double bowl (undermount) sink ▪ Chrome or black Liano II pull out sink mixer ▪ Hi flow water filter ▪ Square edge laminate benchtops to pantry ▪ Walk-in pantry with sensor lights ▪ White melamine shelving and cupboards to pantry 	<ul style="list-style-type: none"> ▪ Designer joinery handles ▪ Floor tiling ▪ Full height wall tiling to bathroom and ensuite with 1200mm high tiling to separate WC/vanities ▪ Tile trim to exposed edges in bathroom and ensuite ▪ 900mm high mirror full length of vanity ▪ 2 heat light combination exhaust fans ▪ 1675mm Newbury acrylic bath ▪ Chrome or black Kip mixer taps and bath outlet ▪ Chrome or black 400mm upswept wall and arm and square overhead showerhead wall shower heads ▪ 1950mm Milan semi-framed shower screens in bright natural or matt black ▪ Shower ledges ▪ Luna inset basin or Clark square inset basin with chrome or black pop up waste ▪ Square edge laminate benchtops ▪ Vanity cupboards with drawer units ▪ Recessed kickers to vanities ▪ Soft close runners and hinges ▪ Chrome or black Cosmo accessories ▪ Basis back to wall dual flush china toilet suites with soft close ▪ Stainless steel slot grates to ensuite shower

LAUNDRY / LINEN

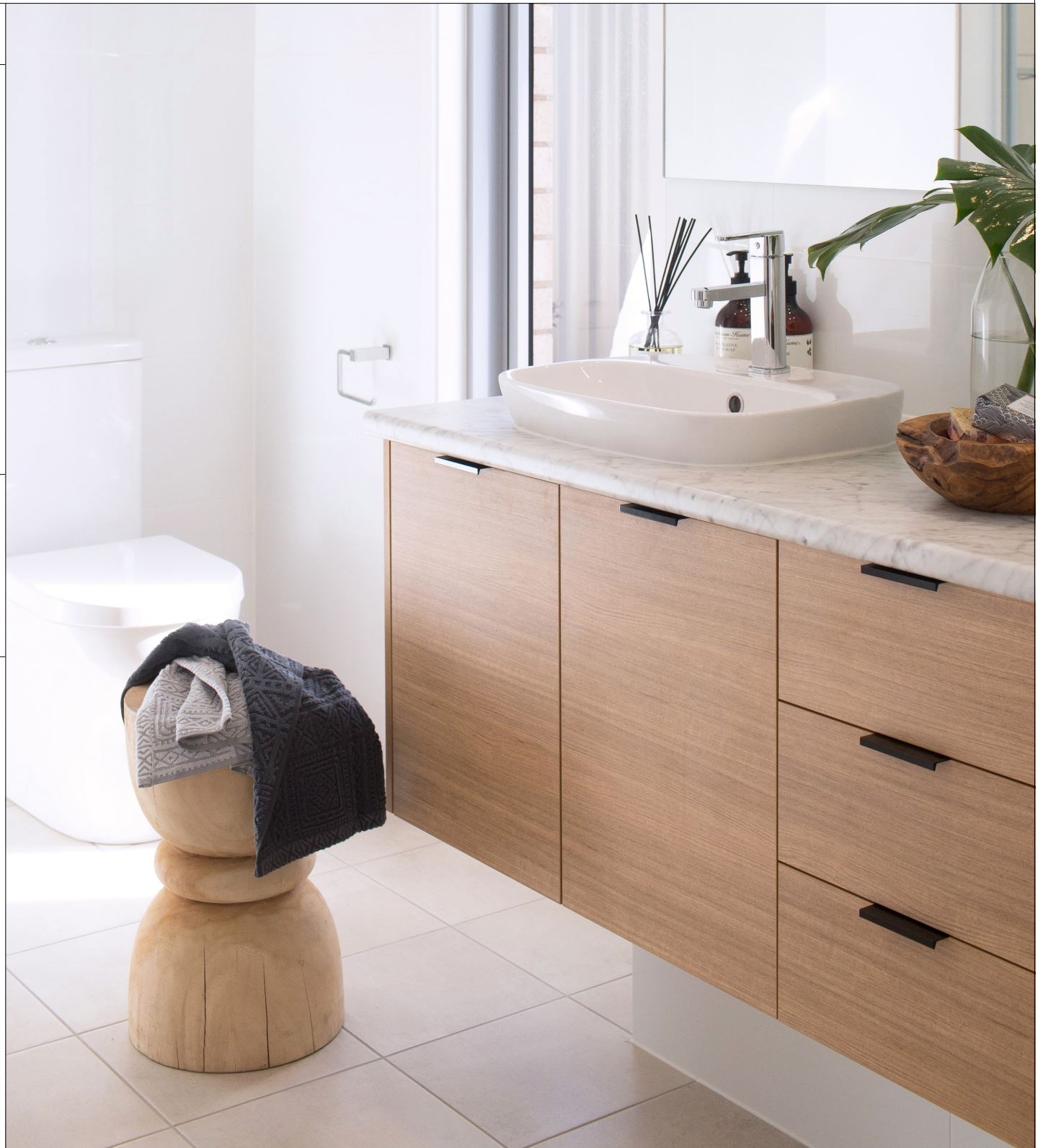
- 45 litre inset trough, broom cupboard and bin (as applicable)
- **300mm deep overheads**
- **Door overhang and hanging rail to overhead cupboards**
- Square edge laminate benchtop
- Designer joinery handles
- Chrome or black Clark round pin sink mixer to laundry
- Linen cupboard with 450mm deep white melamine shelving (as applicable)
- **Soft close runners and hinges**
- Floor tiling

ROBES

- Walk-in robe with double shelf and hanging rail
- Drawer units to walk-in-robe
- Vinyl / mirror sliding robes
- Drawer units to sliding robes

PLUS

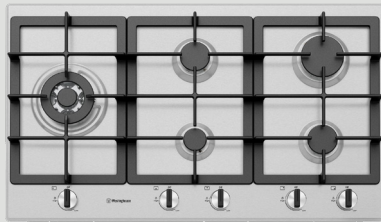
- 3 month warranty period
- 25 year structural guarantee



PINNACLE



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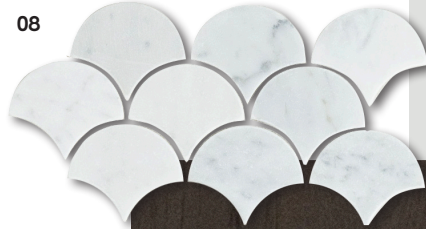
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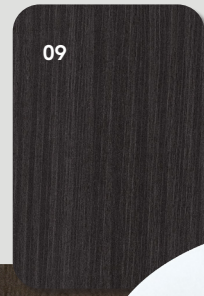
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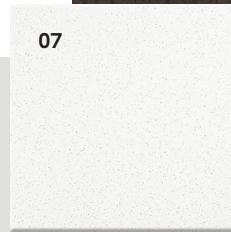
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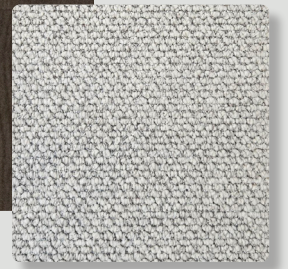
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Matching Freedom and Trend, PINNACLE also has cutting-edge inclusions and exclusive features for the ultimate modern living experience.



01 900mm Electrolux Undermount Rangehood; **02** 900mm Westinghouse Gas Cooktop; **03** 900mm Westinghouse Electric Oven; **04** Stainless Steel Dishwasher; **05** Clark Polar Undermount Double Sink; **06** Brushed Brass, Brushed Nickel, Black or Chrome Liano II Retractable Sink Mixer; **07** Choice of 20mm Designer Solid Benchtops; **08** Choice of Feature Tiles; **09** Choice of Laminate Joinery; **10** Choice of Designer Joinery Handles; **11** Three Coat Paint System; **12** Choice of On-Trend Timber-Style Flooring; **13** Choice of Quality Carpet; **14** 609L French Door Refrigerator; **15** Pill Shaped Mirrors **16** Choice of Wet Area Tiles; **17** Urbane Back to Wall Dual Flush Toilet Suites; **18** Brushed Brass, Brushed Nickel, Black or Chrome Luna Fixed Overhead Shower Heads; **19** Linear Floor Grates; **20** Newbury Acrylic Bath; **21** Brushed Brass, Brushed Nickel, Black or Chrome Designer Tapware and Accessories; **22** Luna Inset Basins; **23** Smart Home Technology.

PINNACLE

Inclusions in bold italics are unique to Pinnacle

<p>EXTERNAL</p>	<ul style="list-style-type: none"> ▪ Rivera round internal door handles ▪ Wall stops to internal doors ▪ Premium carpets to bedrooms, study and home theatres ▪ Premium timber-style flooring to front entry, rear hallway, family, kitchen and meals ▪ Ducted reverse cycle air conditioning with wifi controller ▪ Clipsal Iconic light switches, television points, data points and double power points ▪ Fan provision to bedrooms ▪ Three HWS temperature controllers ▪ Downlights throughout <p>SMART HOME TECHNOLOGY</p>	<ul style="list-style-type: none"> ▪ Designer kitchen splashback tiles including mosaics ▪ 400mm deep overhead cupboards with finger grip ▪ LED strip lighting to cooktop run ▪ 700mm deep kitchen cupboards and benchtops ▪ 900mm deep island bench ▪ Two tone laminate joinery ▪ Profile joinery doors ▪ Premium on-trend joinery handles ▪ Soft close runners and hinges ▪ Clark Polar double bowl (undermount) sink ▪ Brushed brass, brushed nickel, black or chrome Liano II pull out sink mixer to island bench and pantry (as applicable) ▪ Hi flow water filter ▪ Walk-in pantry with sensor lights ▪ Premium Tier 3 melamine shelving and cupboards to pantry ▪ 20mm designer solid benchtop to pantry ▪ Single Clark Polar (undermount) sink to pantry (as applicable) <p>BATHROOM / ENSUITE</p>
<ul style="list-style-type: none"> ▪ 25 degree roof pitch ▪ Colorbond roof, fascias and gutters ▪ Garage including piers and panel lift colorbond garage door ▪ Remote control unit for garage door ▪ Sensor lights to entry ▪ Tiles to verandah / porch / alfresco ▪ Aluminium powder coated awning and sliding windows ▪ R6.0 insulation to ceiling ▪ R2.0 insulation to garage and alfresco ceiling ▪ R2.5 insulation to external walls (exc. garage) ▪ 2340mm high Hume XN5 translucent glazed front door ▪ 2340mm high external doors ▪ Aurora round lockset and G2 smooth round deadbolt hardware to entry and external access doors ▪ Two coat external paint scheme ▪ 4kW solar system ▪ Termite barrier treatment ▪ Stormwater as per siteworks and drainage plan ▪ Paved driveway and perimeter paths (up to 5.5m setback) ▪ Clothesline ▪ Letter Box ▪ Garden taps - front (x1) and rear (x2) ▪ 26L Gas instantaneous hot water service <p>INTERNAL</p>	<ul style="list-style-type: none"> ▪ Smart Home automated garage door control ▪ Smart lighting ▪ Ring doorbell with chime ▪ Alarm system ▪ Google Nest Hub Max ▪ Google Nest wifi mesh system <p>KITCHEN</p>	<ul style="list-style-type: none"> ▪ Premium on-trend joinery handles ▪ Premium floor tiling including clips ▪ Premium full height wall tiling to bathroom and ensuite with 1200mm high tiling to separate WC/vanities, including clips ▪ Designer feature tiles behind pill mirrors ▪ Tile trim to exposed edges in bathroom and ensuite ▪ Pill mirrors ▪ 2 heat light combination exhaust fans ▪ 1675mm Newbury acrylic bath ▪ Brushed brass, brushed nickel, black or chrome Luna mixer taps and bath outlet ▪ Brushed brass, brushed nickel, black or chrome Luna fixed overhead shower ▪ Semi-frameless screens ▪ Shower ledges
<ul style="list-style-type: none"> ▪ Sensor lights to garage ▪ R2.0 insulation to internal walls ▪ 2700mm high ceilings ▪ Three coat internal paint scheme ▪ 90mm Cove cornice ▪ 67mm single bevel painted MDF skirtings and architraves ▪ 2340mm high Hume HMC1 internal painted doors ▪ 2340mm high cavity sliding doors 	<ul style="list-style-type: none"> ▪ Westinghouse WVE9915SDA (900mm) electric oven ▪ Westinghouse WHG954SC (900mm) gas cooktop ▪ Electrolux ER1812SE undermount rangehood ducted to atmosphere ▪ Plumbed water point for fridge ▪ 609L French door refrigerator ▪ Stainless steel dishwasher ▪ Dishwasher provision ▪ 20mm designer solid benchtops and slab ends to island bench ▪ Pendant light provisions above kitchen island bench ▪ Underbench microwave provision with pot drawer ▪ Pot drawers ▪ Kitchen bin with pull out drawer 	

- Luna inset basin or Clark square inset basin with **brushed brass, brushed nickel**, black or chrome pop up waste
- **20mm designer solid benchtops**
- Vanity cupboards with drawer units
- Recessed kickers to vanities
- Soft close runners and hinges
- **Brushed brass, brushed nickel, black or chrome Luna accessories**
- **Urbane back to wall dual flush china toilet suites with soft close**
- Stainless steel slot grates to **bathroom** and ensuite showers

LAUNDRY / LINEN

- 45 litre inset trough, broom cupboard and bin (as applicable)
- 300mm deep overheads
- Door overhang and hanging rail to overhead cupboards
- Square edge laminate benchtop
- Designer joinery handles
- **Brushed brass, brushed nickel, black or chrome Liano II sink mixer to laundry**
- Linen cupboard with 450mm deep white melamine shelving (as applicable)
- Soft close runners and hinges
- Floor tiling

ROBES

- Walk-in robe with double shelf and hanging rail
- **Base shelf with 80mm kicker and 2m high wall panel**
- Drawer units to walk-in-robe
- Vinyl / mirror sliding robes
- Drawer units to sliding robes

PLUS

- 3 month warranty period
- 25 year structural guarantee



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