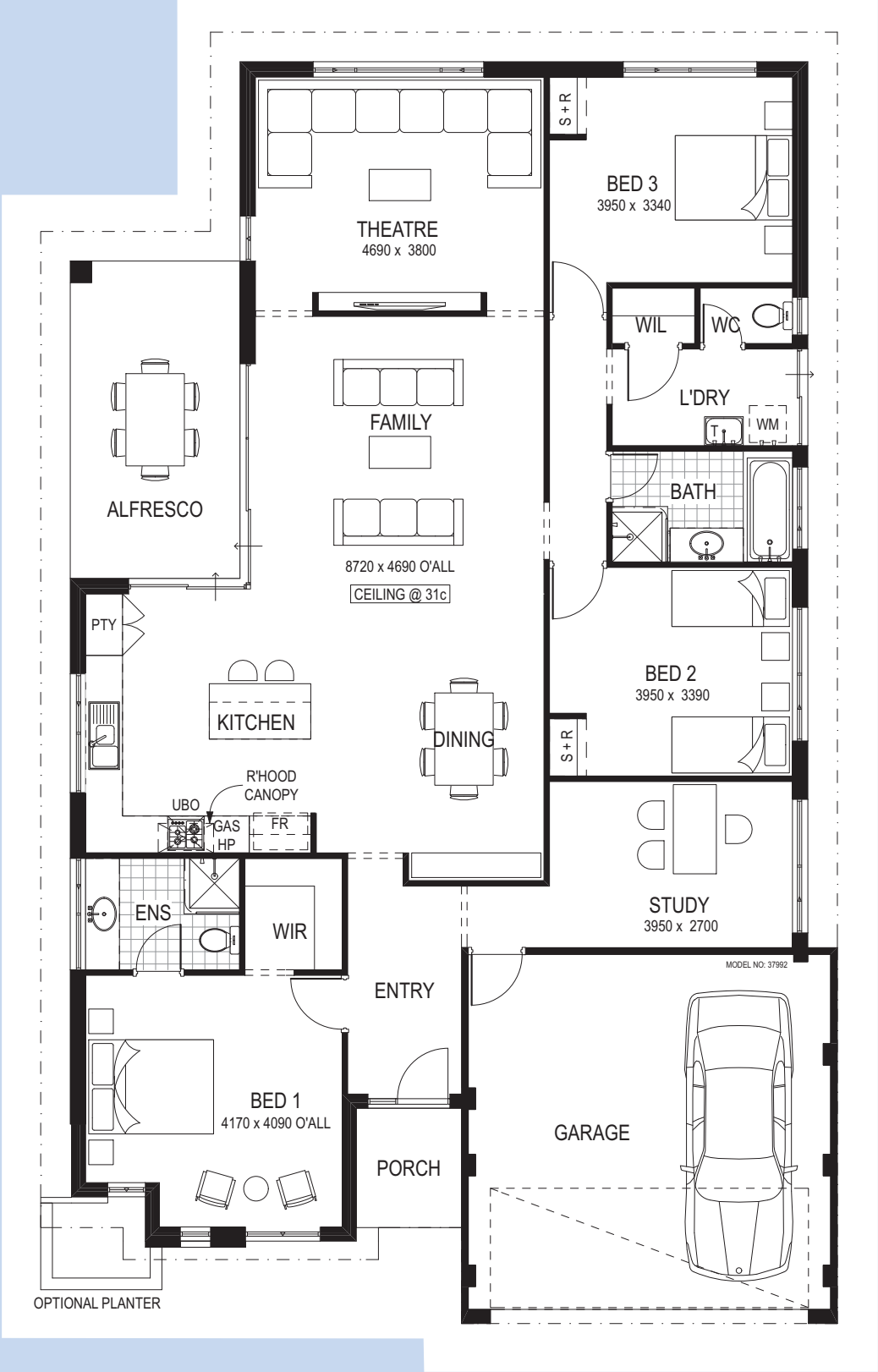


LA GRANGE



LA GRANGE WHAT YOU GET

Quality & Assurance

- Part of BGC, Australia's largest home builder
- Fixed Price Building Contract
- Structural Engineer Certified
- 6 month defect liability period
- Full Indemnity Insurance
- Lifetime Structural Guarantee
- Hard Wired smoke detectors
- Approved Electrical Safety Switch

Interior Standard Specifications

- 31cse ceilings to Entry, Kitchen, Dining & Family
- Bulkheads to Kitchen as shown
- Separate Home Theatre room
- Separate Study
- Generous Alfresco area
- Ample lighting and power points throughout
- Convenient single power point located in meter box
- Gas bayonet with adjacent power point
- Central island bench in Kitchen
- Shelf over fridge recess
- Bellissimo stainless steel 600mm electric fan forced oven
- Bellissimo stainless steel 600mm gas hot plate with wok burner
- Technika stainless steel & glass 900mm canopy rangehood
- Stainless steel 1 and ¾ bowl Kitchen sink with designer sink mixer tap
- Large double door Laminate Pantry
- Selection of "Polyform" Kitchen benchtops

- Designer handles to Kitchen and vanity cupboards
- Quality Polyrey ABS edging on Kitchen and Bathroom cupboard doors
- Full length framed mirrors to vanities
- Polyrey "Polyform" vanity tops to Bathroom and Ensuite
- Privacy latch in Bathroom & Toilet
- Water efficient dual-flush cistern
- Designer toilet roll and double towel rail to Bathroom, Ensuite and WC
- Designer Bathroom & Ensuite taps
- Exhaust fan to Ensuite
- Soap holders to shower recesses
- Automatic washing machine taps
- 45 litre stainless steel trough and metal cabinet to Laundry
- Walk in linen cupboard with lined shelves
- Large walk in robe in main suite
- Shelf and chrome rail to robes in Bedrooms 1, 2 and 3
- Full paint finish to ceilings, doors and door frames
- Dead locks to entry and shopper doors
- Protective metal corner beading strips to trafficable internal corners

Exterior Standard Specifications

- Modern contemporary elevation with external render to front, feature wall, lined gables and awning windows
- Aluminium french doors and sidelight to entry
- Solid double brick construction
- Solar efficient eaves to total living area
- Concave joints and cream mortar

- Full paint finish to eaves, fascia, down pipes and meter box
- Double lockup garage with grano handstand
- Automatic garage door with 2 remote controls
- Affinity Ultralock coloured aluminium windows and sliding doors
- Flyscreens to all sliding doors and windows
- 3 External lights
- Quality 25 degree roof pitch with Harmony Contemporary Shingle roof tiles or Zincalume metal roofing
- Blockpaved Driveway, Path, Verandah and Alfresco
- Front & rear external taps

Additional Standard Specifications

- R3.0 Celltherm insulation to all living areas and garage
- Environmentally friendly Solar Gas Boosted Split Hot Water system
- Professional guidance from a HIA-qualified pre-start consultant
- Building license and Water Corporation fees
- Costs of plans and specification
- Contour survey and site inspection*
- Site repeg if required*
- Complete termite treatment
- Engineer-designed concrete slab
- Sewer connection 10m past last junction point



*Applies to new sub-divisions only, built up areas may incur additional charges. Specifications are subject to change without notice.

How the West Australian Housing Centre are bringing people and houses together

HOME. Choose from our extensive range of quality first home designs and elevations. You can even make design changes to suit your lifestyle.

LAND. Selection of blocks in many popular suburbs throughout the metropolitan area to choose from. There are even landscaping and fencing bonuses available in many areas to make your home more valuable.

FINANCE. Use our finance negotiation power to get fast, hassle free loans from most major lenders. Repayments can be similar to your rent, and there are government support and no-deposit loans available. For more information on finance, call 9214 1111.

HELP. We're able to provide you with expert advice that will help you understand the issues involved in owning your first home and select the options that suit you best.



HIA Award
Winner 2006

