



**CAPITAL
CONSTRUCTIONS**

INCLUSIONS



CLIENT SERVICES;

- Dedicated in-house architects providing personalized design services and consultations.
- Access to the Capital Constructions selection room with expert guidance from our in-house team.
- Consultation with the kitchen manufacturer to finalize layout and color choices.
- Meeting with the tile supplier and installer to view and select ceramic tiles.
- “For Construction” sign-off meeting with a Capital Constructions representative.
- Formal on-site meetings with the site supervisor during the pre-wall sheeting stage, with additional meetings available upon client request.



LAUNDRY

- Waterproofing to Australian Standards.
- Phoenix Ivy 2-piece wall taps with universal laundry arm connected to the laundry tub.
- One double power point.
- One batten holder light point with protective hood and globe.
- 45L stainless steel laundry tub.
- Tiles installed on the floor, skirting, and splashback around the laundry tub.
- Laundry tap set included.
- Smart floor waste for efficient drainage.
- 40mm stone benchtop to match the kitchen design.
- Polyurethane or laminate feature doors.
- Soft-close doors and drawers for smooth operation.
- Pull-out gooseneck mixer taps.
- Standard color tiles for splashback.



KITCHEN



- 900mm built-in oven and range hood.
- 40mm stone benchtops for both kitchen and island.
- Fully lined cabinets with sleek handles.
- Tiles applied to the splashback beneath the overhead cabinets.
- Fully lined overhead cabinets for a clean, modern look.
- Soft-close doors with finger pull for smooth, easy access.
- 600mm dishwasher included.
- Custom-designed kitchen to suit the layout, with an overall height of 2200mm and MDF painted bulkhead above the overhead cupboards.
- Plumbing and electrical connections installed for future dishwasher and microwave setup.
- All cabinetry built with 16mm solid backing for durability.
- Two double power points installed on the splashback.
- Cold water point for the fridge.
- Phoenix Ivy sink mixer tap for the kitchen sink.
- One bank of four equal Blum Metabox drawers (500mm deep).
- Polytec matte finish external doors and panels, with white melamine for all internal joinery.



BEDROOM ROBES & LINES

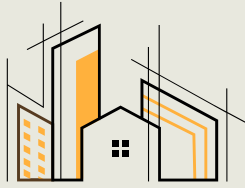
- Mirror sliding doors with drawers, shelves, and hanging rail for convenient storage.
- 3 or 5 shelves (450mm deep) in the linen cupboard with hinge or swing doors.
- 1 linen cupboard with 4 white melamine shelves and a door.
- Walk-In Robe (WIR) featuring 6 meters of U-shaped cabinetry in white melamine.
- 2 sets of drawers, 12 shelves, and 2 hanging rails for his and hers storage.
- Wardrobe setup includes 6 shelves for organized storage.
- Hanging rails with 1 bank of 4 drawers and 3 shelves above for easy access to clothes.
- 2 mirror sliding doors for a sleek, space-saving design.
- Linen cupboard with 4 fixed shelves for efficient storage.





BATHROOM & ENSUITE

- Designer vanity up to 700mm in size.
- 1700mm standard freestanding bathtub.
- Modern mixer taps for sinks and bathtub.
- Double sink vanity in the master ensuite for added convenience.
- Semi-frameless clear glass shower screen for a contemporary look.
- Obscure glazing to windows for privacy.
- Exhaust fan for proper ventilation.
- Floor-to-ceiling tiles for a sleek, modern finish.
- Soft-close doors and drawers for smooth operation.
- All doors feature finger pull handles for a clean, minimalist design.
- Modern bath mixer and spout in a stylish chrome finish.
- In-wall shower mixer in chrome for a streamlined look.
- Chrome shower rose/head or rail for a polished finish.
- Back-to-wall ceramic toilet suite with soft-close seat for comfort.
- Toilet roll holder for convenience.
- Towel rail and towel ring for practical and stylish bathroom accessories.



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INTERIOR



Flooring

- Floor tiles installed in the entry hallway, family room, kitchen, and dining area for a durable, stylish finish.
- Carpet or laminate flooring for the first floor of the double-storey home, offering comfort and warmth.

Interior Walls

- A 2 to 3 coat painting system for a flawless, long-lasting finish.
- 10mm plasterboard lining for all dry walls in both the house and garage.
- Waterproof paint applied to wet areas, ensuring compliance with Australian Standards.



Internal ceiling

- 2700mm high ceiling for the ground floor, creating a spacious and open feel.
- 2700mm high ceiling for the double-storey first floor, enhancing the sense of space throughout.
- 13mm plasterboard used for the ceiling, ensuring a smooth, durable finish.
- 90mm cove plaster cornice along the ceiling for a refined, modern look.
- Insulation blankets installed in the ceiling for improved energy efficiency and comfort

Internals doors

- 2100mm height doors for a sleek and modern look.
- Partial locks installed on all internal doors for added security and privacy.
- Internal locks on bathroom doors for convenience and privacy.
- Stainless steel door locks and stoppers for durability and functionality.
- Hume doors from the Timber-Accent range, sized 2340 x 35mm for a high-quality finish.
- Gainsborough G4 Series internal door handles for a contemporary and stylish touch.

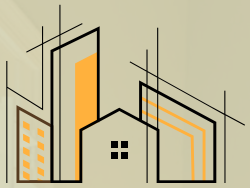
Electrical

- Supply, wire, and install 80 light points with lights, including 5 dimmer switches for adjustable lighting.
- Supply, wire, and install 40 double power points for versatile electrical connections.
- Supply, wire, and install 2 waterproof double power points for wet areas.
- Supply, wire, and install 5 TV points for convenient entertainment setups.
- Supply, wire, and install 5 data points for internet and network connections.
- Wire and install power connection for the electric oven.
- Wire and install power connection for the fridge.
- Supply and install 2 smoke detectors for safety.
- Supply and install an intercom system from the builder's range for communication.
- 3-phase power with an earthing system, including digging in for proper grounding.
- Supply, wire, and install the meter box and panel for electrical management.



Gas

- Gas points installed in the kitchen for cooking convenience.
- Hot water system for reliable and efficient water heating.
- Internal gas bayonet point for easy connection to gas-powered appliances.



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Galleries





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EXTERIOR



Features

- Class M or H1 waffle pod slab, depending on the land conditions.
- Design compliant with BASIX requirements for sustainability.
- Termite-resistant structural timber framing for enhanced durability.
- External garden taps for convenient water access.
- Rainwater tanks installed for water conservation.
- Colorbond fascia and quad gutters for a modern, durable finish.
- Plastic downpipes for efficient water drainage.

Entrance Doors

- 1200mm wide entrance door with a glass finish and painted for a stylish, modern look.
- Deadlock system installed for enhanced security.
- 2100mm door height for an elegant, spacious entry.

Windows

- Frosted windows in the bathroom for privacy while allowing natural light.
- Aluminum windows with clear glass for a sleek, modern appearance.
- Fly screens installed on bedroom windows to keep insects out while letting fresh air in.



Roofing

- Pine timber trusses for a strong and reliable roof structure.
- Concrete roof tiles for durability and weather resistance.
- Reflective foil insulation to improve energy efficiency and maintain indoor comfort.
- 450mm wide eave lining around the house for a finished, neat appearance and added protection.

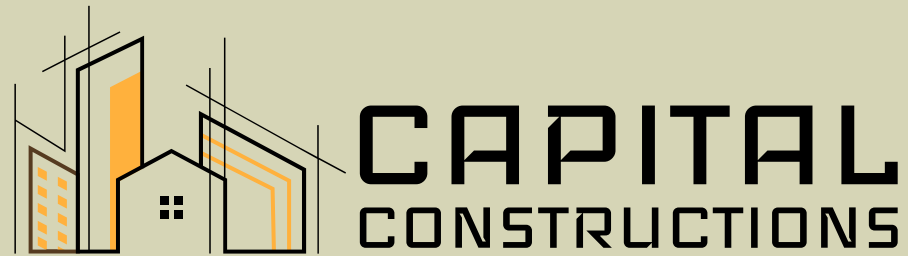


External walls

- Brick veneer wall system for a durable and aesthetically pleasing exterior.
- Insulation bats installed in external walls for enhanced energy efficiency and comfort,

Galleries





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