

SIGNATURE INCLUSIONS





Luxury, Leisure, And Contemporary Living Is The Very Essence Of The Signature Collection, Whether It's The Kitchen, Bathroom, Or Exterior. Your Home Design Is Not Only Cutting Edge But Also A Place For You And Your Family To Relax And Create Beautiful Memories. Get Your Home To An Astonishing Level By Completing The Finishing Touches.

INTERNAL

A Touch Of Luxury

Real comfort, Visual And
Design, Is Vital To
Every Room





- A** Spacious 2700mm High Ceilings To Ground Floor And 2500mm High Ceilings To First Floor Of Double Storey Designs
- B** Square Set Finish To Hallway And Kitchen , Bathroom, Ensuite, Powder Room And WC And 3 Steps Cornice Throughout Home
- C** 66 X 11mm Primed Colonial Pine Finger Jointed Molding To Architraves And Skirting
- D** Taubmans Endure Three Coat Paint System To Internal Walls

Stained Timber Handrail And Newel Posts With MDF Riser And Treads For Laminated Rimber Or Capet Finish And Frame Less Glass Balustrade

Melamine Fixed Shelf And Chrome Hanging Rail To WIR And Bedroom Wardrobes. 2 X 2040 Mirror Sliding Doors To 3 Bedrooms

460mm Wide Bank Of 1x Three Drawers And Three Shelves To Bedroom Wardrobes

Flooring

- Porcelain 600x600mm (Non-Slip) Floor Tiles To Entry, Lounge, Living, Kitchen, Walk-In-Pantry And Dining
- Wall To Wall Carpet Or Laminated Timber To First Floor And Staircase - DHURSAN "Signature" Range

Air Conditioning

- Provide Ducted Daikin Air Conditioning With 4 Zones With 2 Controllers

Paint

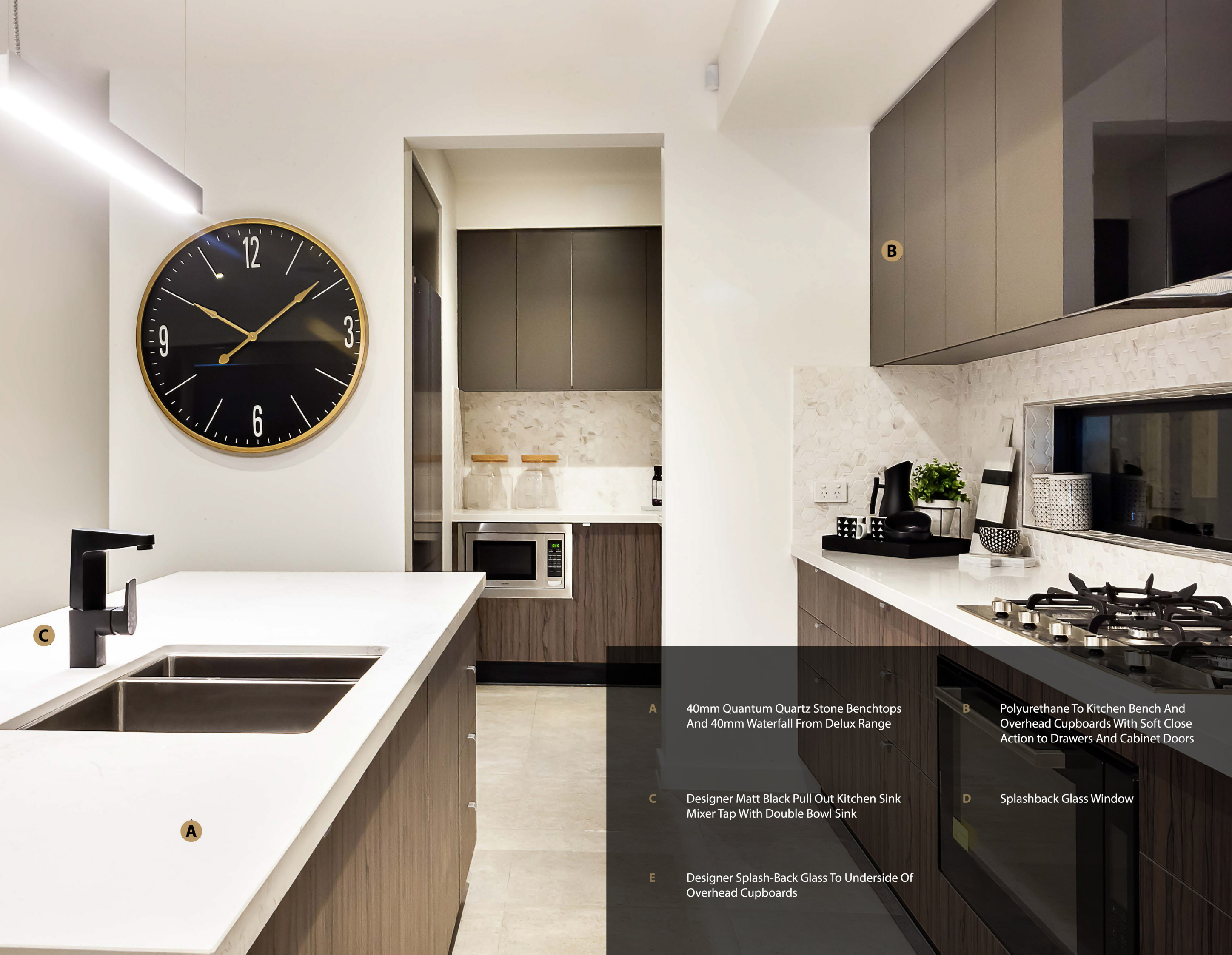
- Taubman's Three Coat Paint System To Walls And Ceilings
- 3 Feature Walls To Selected Wall (One Colour)



KITCHEN

Our Kitchens Are Functional, Flexible And Filled With The Latest European Appliances And Top Quality Finishes. Timeless Designs That Exude Opulence, We Make Sure Your Kitchen Is A Shows topper.





A 40mm Quantum Quartz Stone Benchtops And 40mm Waterfall From Delux Range

C Designer Matt Black Pull Out Kitchen Sink Mixer Tap With Double Bowl Sink

E Designer Splash-Back Glass To Underside Of Overhead Cupboards

B Polyurethane To Kitchen Bench And Overhead Cupboards With Soft Close Action to Drawers And Cabinet Doors

D Splashback Glass Window



Smeg 900MM Topmount Natural-Gas-Cooktop- (CIR597X5)



Smeg 90MM Classic Thermoseal Built-In Oven (SFRA9300TVX)



Smeg 90cm Under Cupboard Rangehood (CLASSIC992)



Smeg Freestanding Dishwasher (DWA6214S2)

Smeg Inverter Microwave With Convection (SAM34CXI)

BATHROOM

A Place Of Privacy, For Refreshing Socking And Unwinding. A Unique Place For Few Minutes Peace ,The Best Seat In The House





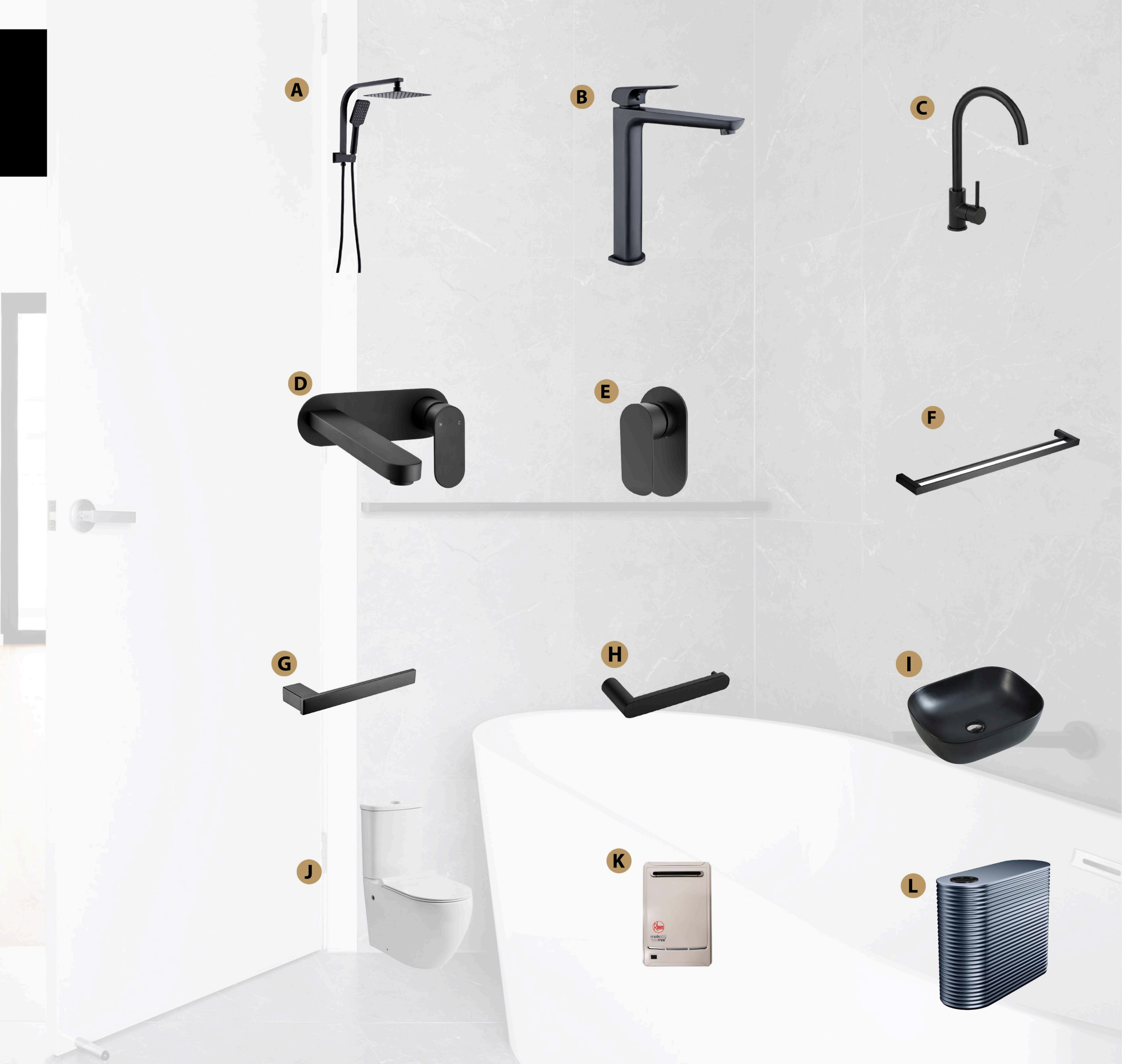
- A** Frameless Shower Screen With Black Hinges
- B** Deluxe Free Standing Bathtub Up To 1700mm Length (Main Bathroom Only)
- C** Full Height Tiling To Bathroom And Ensuite (600mmx600mm), 1 Wall With Feature Wall And 350mm Skirting To Wc
- D** 600mm x 300mm Tiled Niche To Showers
- E** 20mm Stone Finish Bench-Tops To Wall Hung Vanity
- F** Polyurethane To Vanity Cupboards With Soft Close Action To Drawers And cabinet Doors
- G** Oval 400 Insert Top Mount Basin With Matt Black Pop-Up Waste And Stylish Matt Black Single Spout Mixers To Vanities And Bathtub
- H** 6mm Polished Edge mirrors With One Row Of Tiles Between Vanity And Underside Of Mirror To Wc And Laundry
- I** Matt Black Double Towel Rails, Rings Toilet Roll Holders
- J** Matt Black Tile Insert Floor Waste

Matt Black Bathroom Accessories

- A** Matt Black Twin Shower System With Hand Spray And Large Shower Head.
- B** Matt Black Tall Basin Mixer
- C** Matt Black Round Swivel Sink Mixer
- D** Matt Black Wall Mixer For Shower Head Or Bath Spout
- E** Matt Black Wall Mixer And Spout For Bathtub
- F** Matt Black 600mm Double Towel Rail
- G** Matt Black Round Hand Towel Ring
- H** Matt Black Toilet Roll Holder
- I** Matt Black Bathroom Vanity Counter Bench Top Basin Wash Bowl
- J** Rimless Toilet Suite With Soft Close Action Seats

PLUMBING INCLUSIONS

- K** Rheem Metro 26L Gas Continuous Flow With Recess Box
- L** Slimline Rainwater Tank (Subjected To BASIX)



EXTERNAL FACADE

There Are Several Features That Will
Appeal To Homeowners Seeking
The Feeling Of Grandeur.





EXTERNAL INCLUSIONS

- A 450mm Wide Eaves Including Eaves SOFFIT Lining Note - May Ex Clude Minor Areas Subject To Design
- B Blue Hyne T2 Termite Resistant Timber Frames And Trusses
- C Aluminium Stacker Door To Outdoor Leisure Area (Subject To Design)
- D 22.5 Degree Roof Pitch (Subject To Design)
- E Boral Concrete Roof Tile With Macquarie, Contour And Slimline Profile Roof Tile
- F Termite Home Guard Treatment System To The Perimeter Of The Home
- G Keyed Windows And External Doors Locks Throughout
- H Glass Balustrade To Balcony (Subject To Design)
- I 2 x Exterior Garden Taps
- J Colorbond Fascia And Gutter
- K Tiled To Front Porch
- L Arclic Render To Front Pillars
- M Exclusive Range Austral And PGH Bricks From Dhursan Range For A Brick Veneer Construction With Off White Mortar To Brickwork
- N 1200mm X 2340mm Front Entrance Door
- O Colour Concrete Driveway

ALFRESCO INCLUSIONS

- P Tiled O The Outdoor Leisure Area Incorporated With Main House Slab
- Q Outdoor Area Under The Main Roof With Lined Ceiling, Set Joints And Cornices

GARAGE INCLUSIONS

- R Plasterboard Lined Interior To Garage
- S Automatic Panel Lift Garage Door With 2 Remote And 1 Wall Mount Set
- T Garage Door Is Available In Standard Colorbond Colours And 3 Profile RIBLINE, Fineline And Pressed Panel

OTHER INCLUSIONS

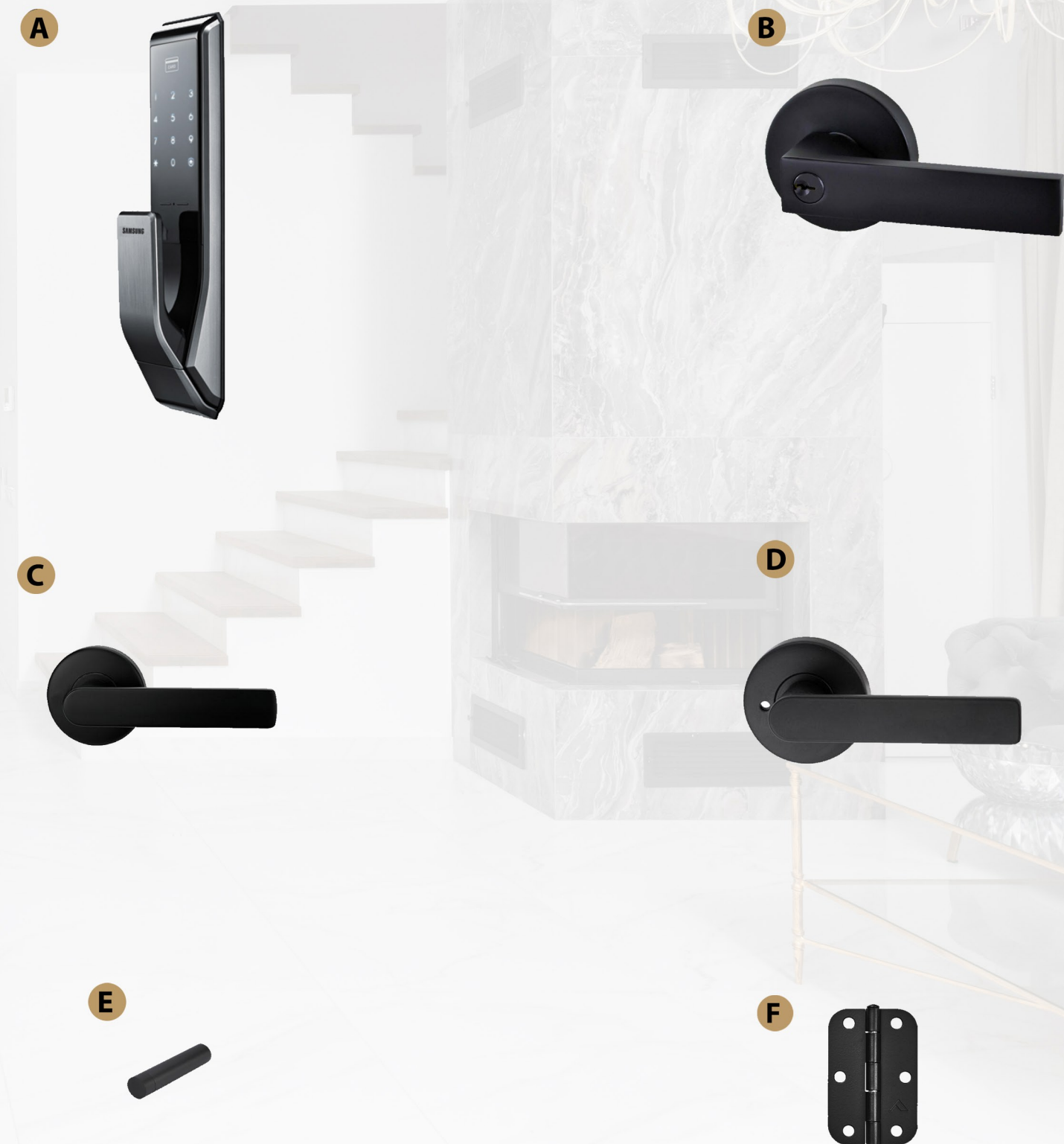
- U BASIX Assessment And Fees
- V Fire Retardant Sarking To Underside Of Roof Tiles
- W Ceiling Insulation R3.5
- X Wall Insulation R2.0



DOORS & DOORS HANDLES

The Feel Grand When Your House
Have Luxurious Doors

- A** Samsung Smart Lock With Card Reader And Smart Pull
- B** Matt Black Entrance Door Lock With Keys Sets To Laundry Door
- C** Matt Black Privacy Set Door Handles
- D** Matt Black Passage Set Door Handles
- E** Matt Black Wall Stops With Rubber Buffer To All Internal Access Doors
- F** Matt Black Hinges To All Internal And External Doors



SIGNATURE INCLUSIONS

Kitchen Appliances

- Smeg 900mm Gas Cook-Top
- Smeg 900mm Oven With Isolation Switch
- Smeg 900mm Undermount Rangehood (Ducted Externally)
- Smeg Under Bench Dishwasher
- Smeg 600mm Microwave

Benchtop and Cabinetry

- 40mm Stone Bench – DHURSAN “Signature” Range
- Polyurethane Finish From A Wide Choice Of Premium Finishes –DHURSAN “Signature” Range
- 2400mm High Cabinets With Polyurethane Bulkheads To Ceiling Height
- Finger Pull To All Drawers And Cabinets
- Soft Close Drawer Runners
- Soft Close Hinges To Cupboards

Pantry And Fridge

- Timber Hinge Door As Shown On Plans
- 4 Rows Of Solid Melamine Shelving For Walk In Pantry (When Shown On Plans)
- Fridge Provision With Water, Space And Electrical Point And Storage Overhead

Sink & Tapware

- Choice Of Matt Black Or Stainless Steel Undermount Double Bowl Sink- (DHURSAN “Signature” Range)
- Choice Of Chrome Or Matt Black Flick Mixer -DHURSAN “Signature” Range

Splashback

- Glass Splashback Or Choice Of 300 X 600mm Polished Porcelain Tile, Subway Tile, Mosaic Tile Or Splashback Window -DHURSAN “Signature” Range

Air Conditioning

- Provide Ducted Daikin Air Conditioning With 4 Zones With 2 Controllers

Bathroom & Ensuite

- 20mm Stone Bench -DHURSAN “Signature” Range
- Custom Polyurethane Wall Hung Vanity Up To 1200mm Wide Or As Per Plan
- White Ceramic Bowl Basin -DHURSAN “Signature” Range
- Matt Black Or Chrome Modern Mixer
- Soft Close Action To Drawers

Bathroom And Ensuite Wall Tiling

- Porcelain 300x600mm Full Height Tiling To Wall And 600x600mm To Floor - DHURSAN “Signature” Range
- Up To 1 Tile Height Skirting Range To Powder Room - DHURSAN “Signature” Range

Wall Tiles

- Full Height Tiling To Entire Ensuite And Bathrooms
- Provide 1 Height Tile Skirting To WC/ Powder Room

Shower & Bath

- Choice Of Matt Black Or Polished Aluminum Frameless Shower Screen With Pivot Door And Toughened Glass
- Deluxe Up To 1700 Mm Freestanding Bathtub
- Tiled Shower Niches To Showers

Bathroom Ware

- Matt Black Or Chrome On Tiled Insert Floor,Waste
- Modern Rimless Tornado Toilet With Soft Close Action Seat
- Matt Black Or Chrome Double Towel Rails, Rings And Toilet Roll Holders
- 2 In 1 Dual Handheld Multi-Function Shower Set



Main Entrance Door And Internal Doors

- 1200mm X 2360mm Sunburst Hinged Entry Door And Obscure Glazing.
- Smart Digital Lock
- Flush Corinthian Pre Hung Internal Doors To Bedrooms & Bathrooms With Matt Black Or Chrome Privacy Lock - DHURSAN “Signature” Range
- Matt Back Or Aluminum Door Stopper To All Internal Doors

Balcony

- Glass Balustrade To External Balcony As Per The Plan

Other Essentials

- BASIX Assessment And Fees
- Fire Retardant Sarking To Underside Of Roof Tiles
- Slimline Rainwater Tank (Size To Be Determined As Per BASIX)
- Ceiling Insulation R3.5
- Wall Insulation R2.0
- 1 Gas Bayonet Point To Living Area
- Rheem Six Star Rated Rheem Continuous Flow Gas Hot Water System

Internal

- 2700mm Height To Ground Floor And 2500mm To First Floor In Lieu Of Standard
- Walk In Rode With 2 Sets Of Drawer And Shelves And 2 Sliding Mirror Robes With Single Shelf And 1 Set Drawer And Shelves To Other Bedrooms

External

- Engineer Designed Concrete Waffle Pod Slab On Ground
- Engineered H2 Treated Timber Frame And Roof Trusses
- Face Brickwork With PGH Or Austral With Off White Mortar DHURSAN “Signature” Range
- Boral Roof Tiles From DHURSAN “Signature” Range
- Maintenance Free Metal Facia And Gutter

Paint

- Taubman’s Three Coat Paint System To Walls And Ceilings
- 3 Feature Walls To Selected Wall (One Colour)

Electrical

- 3 Television Points
- 2 Telephone Points
- Led Ceiling Down Lights Throughout The House
- Led Ceiling Light To Garage
- 2-Way Switch On Staircase And Hallway
- 2 Up & Down Light On Front Façade Of House
- 4 Sensor Lights, One To Each Sides
- 3 Breakfast Light Provision Over The Kitchen Island
- Sunshine 3-In-1 Fan, Light, Heat Lamp To Ensuite And Bathroom
- Two Smoke Detectors
- Earth Leakage Safety Switches To Meter Box
- Circuit Breakers To Meter Box
- Bulgar Alarm
- Remote Control To Garage Door
- Video Calling Intercom

Staircase And Staircase Balustrade

- Timber Handrail (Painted) With Vertical Timber Balustrade Or Glass Balustrade) And MDF Treads And Risers (For Carpet Or Laminated Timber Floor)

Flooring

- Porcelain 600x600mm Floor Tiles To Entry, Lounge, Living Kitchen, Walk-In-Pantry And Dining
- Wall To Wall Carpet Or Laminated Timber To First Floor And Staircase - DHURSAN “Signature” Range

Alfresco

- Aluminum 2 Panels Sliding Door
- Gas Connection, Hot & Cold-Water Provision
- External Electric Power Point
- Covered Alfresco With Recessed Ceiling
- Tiles Over Concrete Slab

Laundry

- Built In Polyurethane Laundry Cabinetry With 20mm Stone Bench Top
- Designer Matt Back Chrome Mixer
- Floor And Skirting Tiling As Per Plan Including One Tile Splashback Over Tub

Driveway & Landscaping

- Coloured Concrete Driveway

DISCLAIMER: Photographs & Graphic impressions are representative only to finishes available and may not reflect the finish to the standard design and may also depict fixtures, finishes & features not supplied by Dhursan Construction such as, but not limited to, landscaping & outdoor features, furnishing, decorative items window furnishing . Dimensions are approximate only and may vary according to façade. Dhursan Construction reserves the right to revise specifications, inclusions, materials and suppliers without notice. Dhursan Construction Pty Ltd ABN 63 634 408 254 Lic.No 341107C



YOUR LUXURY HOME BUILDER

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