

FAST-TRACK SELECTIONS

PRE-DESIGNED COLOURS & SPECIFICATIONS



STYLE + EFFICIENCY

Enjoy a smoother selection process with our expertly curated colour and finish packages. Designed for speed and simplicity, these pre-selected options streamline your pre-construction journey while ensuring a cohesive, stylish, and high-quality finish—fast, effortless, and professionally designed.



BENEFITS

- ✓ Move Forward Faster
Skip the colour appointment and speed up your build.
- ✓ Decisions Made Easy
Everything is pre-selected for a smooth experience.
- ✓ Designer-Approved Style
Stylish colour schemes curated by our interior designer.
- ✓ Trusted Quality
All options feature quality finishes from leading suppliers.



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INTERIORS

Explore a range of interior colour options to suit every style, from warm, inviting tones to cool, modern shades. Each selection is designed to create a cohesive and stylish atmosphere, making it easy to achieve the perfect look for your home.





01

NATURAL

This colour scheme blends earthy tones and organic textures to create a warm and inviting atmosphere. Featuring soft hues and calming neutrals, it's elevated with modern elements for an effortlessly stylish look.



Ostar
Sink Mixer
'Chrome Finish'

● Standard



National Tiles
Whoosh 'Bone'
Gloss Finish

● Standard



Ostar Sink
Polished Finish
'Stainless Steel'

● Standard



Westinghouse
60cm Rangehood
'Stainless Steel'

● Standard



Westinghouse
60cm Electric F/F Oven
'Stainless Steel'

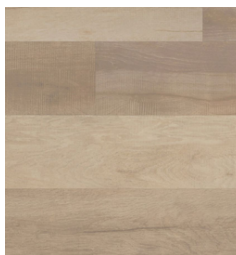
● Standard



Westinghouse
60cm Electric Cooktop
'Black Ceramic Glass'

● Standard





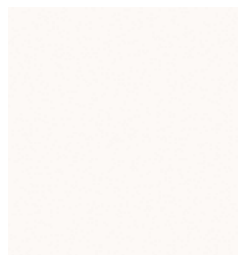
Karndean Flooring
Vinyl Plank
'Pure Danish Oak'

● Standard



Laminex
Benchtop
'Avenza Blanco'

● Standard



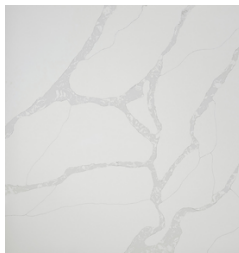
Laminex
Joinery Colour
'White Linen'

● Standard



Cabinetry Handles
160mm
'Matte Black'

● Standard



YDL Stone
Polished Benchtop
'Vene Rose'

★ Upgrade



Benchtop Detail
40mm Waterfall End
Square Edge

★ Upgrade



Westinghouse
Dishwasher
'Stainless Steel'

★ Upgrade



Beacon Lighting
Herman 1 Light
350mm Tall Pendant

★ Upgrade



Ostar
Ceramic Basin
'White'

● Standard



Ostar
Multi-Function Shower
'Chrome Finish'

★ Upgrade



Ostar
Basin Mixer
'Chrome Finish'

● Standard



Ostar
Swivel Bath Spout
'Chrome Finish'

● Standard



Ostar
VK Inset Bath
'White'

● Standard



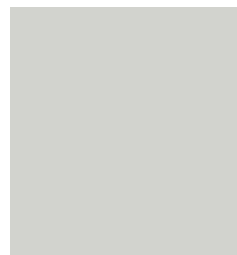
Shower Niche
Tiled

★ Upgrade



National Tiles
Matte Finish 450x450mm
'Atlas Ash'

● Standard



Laminex
Joinery Colour
'Paperbark'

● Standard





02

SCANDINAVIAN

Featuring crisp whites, soft neutrals, and light wood accents, this selection brings a fresh, airy feel to your home, with refined clean lines for a sophisticated, yet welcoming atmosphere.



Ostar
Sink Mixer
'Chrome Finish'

● Standard



National Tiles
Whoosh 'White'
Gloss Finish

● Standard



Ostar Sink
Polished Finish
'Stainless Steel'

● Standard



Westinghouse
60cm Rangehood
'Stainless Steel'

● Standard



Westinghouse
60cm Electric F/F Oven
'Stainless Steel'

● Standard



Westinghouse
60cm Electric Cooktop
'Black Ceramic Glass'

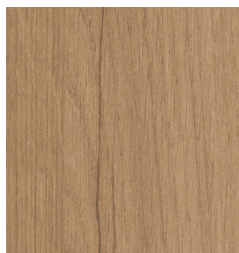
● Standard





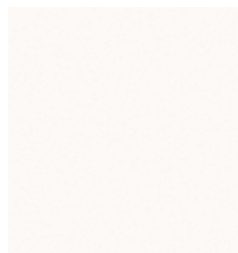
Karndean Flooring
Vinyl Plank
'Lemon Spotted Gum'

● Standard



Laminex
Joinery Colour
'Planked Urban Oak'

● Standard



Laminex
Joinery Colour
'White Linen'

● Standard



Cabinetry Handles
160mm
'Chrome Plated'

● Standard



YDL Stone
Polished Benchtop
'Silver Star White'

★ Upgrade



Benchtop Detail
40mm Waterfall End
Square Edge

★ Upgrade



Westinghouse
Dishwasher
'Stainless Steel'

★ Upgrade



Beacon Lighting
July 1 Light Bottle
Textured Chalk Pendant

★ Upgrade



Ostar
Ceramic Basin
'White'

● Standard



Ostar
Multi-Function Shower
'Chrome Finish'

★ Upgrade



Ostar
Basin Mixer
'Chrome Finish'

● Standard



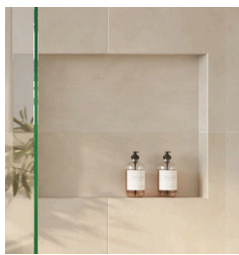
Ostar
Swivel Bath Spout
'Chrome Finish'

● Standard



Ostar
VK Inset Bath
'White'

● Standard



Shower Niche
Tiled

★ Upgrade



National Tiles
Matte Tile 450x450mm
'Atlas Latte'

● Standard



Laminex
Benchtop
'Fresh Snow'

● Standard





03

MINIMALIST

With a foundation of grey and white, and accented by chrome and black, our Minimalist colour scheme creates a sleek, clean space. The design captures bold refinement with its powerful yet understated details.



Ostar
Sink Mixer
'Chrome Finish'

● Standard



National Tiles
Whoosh 'Smoke Grey'
Gloss Finish

● Standard



Ostar Sink
Polished Finish
'Stainless Steel'

● Standard



Westinghouse
60cm Rangehood
'Stainless Steel'

● Standard



Westinghouse
60cm Electric F/F Oven
'Stainless Steel'

● Standard



Westinghouse
60cm Electric Cooktop
'Black Ceramic Glass'

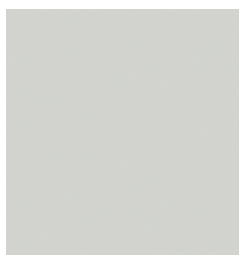
● Standard





Karndean Flooring
Vinyl Plank
'Blended Ironbark'

● Standard



Laminex
Joinery Colour
'Oyster Grey'

● Standard



Polytec
Benchtop
'Marmo De Monte'

● Standard



Cabinetry Handles
160mm
Satin Chrome

● Standard



YDL Stone
Polished Benchtop
'Chantilly New'

★ Upgrade



Benchtop Detail
40mm Waterfall End
Square Edge

★ Upgrade



Westinghouse
Dishwasher
'Stainless Steel'

★ Upgrade



Beacon Lighting
Everest 1 Textured Black
Light Cone Pendant

★ Upgrade



Ostar
Ceramic Basin
'White'

● Standard



Ostar
Multi-Function Shower
'Chrome Finish'

★ Upgrade



Ostar
Basin Mixer
'Chrome Finish'

● Standard



Ostar
Swivel Bath Spout
'Chrome Finish'

● Standard



Ostar
VK Inset Bath
'White'

● Standard



Shower Niche
Tiled

★ Upgrade



National Tiles
Matt Tile 450x450mm
'Atlas Grieve'

● Standard



Cabinetry Handles
160mm
'Matte Black'

● Standard





04

ARCHITECTURAL

Exuding sophistication, this colour scheme blends rich dark wood tones and luxurious stone hues. This curated palette creates a timeless, elegant atmosphere with contemporary lines, making the space feel both grounded and refined.



Ostar
Sink Mixer
'Chrome Finish'

● Standard



National Tiles
Whoosh 'Bone'
Gloss Finish

● Standard



Ostar Sink
Polished Finish
'Stainless Steel'

● Standard



Westinghouse
60cm Rangehood
'Stainless Steel'

● Standard



Westinghouse
60cm Electric F/F Oven
'Stainless Steel'

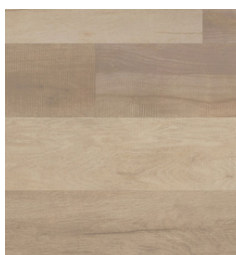
● Standard



Westinghouse
60cm Electric Cooktop
'Black Ceramic Glass'

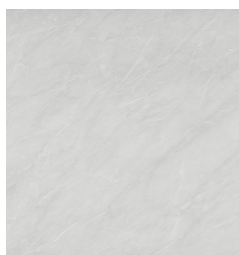
● Standard





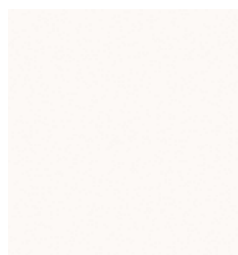
Karndean Flooring
Vinyl Plank
'Pure Fabric Oak'

● Standard



Laminex
Benchtop
'Luxe Elba'

● Standard



Laminex
Joinery Colour
'White Linen'

● Standard



Cabinetry Handles
160mm
'Satin Chrome'

● Standard



Polytec
Joinery Colour
'Empire Oak Matte'

● Standard



Benchtop Detail
40mm Waterfall End
Square Edge

★ Upgrade



Westinghouse
Dishwasher
'Stainless Steel'

★ Upgrade



Beacon Lighting
Fjord 1 Light Stone
Concrete Squat Pendant

★ Upgrade



Ostar
Ceramic Basin
'White'

● Standard



Ostar
Multi-Function Shower
'Chrome Finish'

★ Upgrade



Ostar
Basin Mixer
'Chrome Finish'

● Standard



Ostar
Swivel Bath Spout
'Chrome Finish'

● Standard



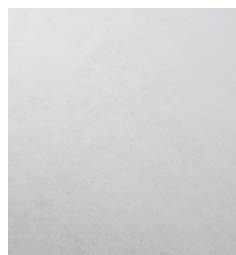
Ostar
VK Inset Bath
'White'

● Standard



Shower Niche
Tiled

★ Upgrade



National Tiles
Matt Tile 450x450mm
'Atlas Ice'

● Standard



Laminex
Benchtop
'Luxe Elba'

● Standard

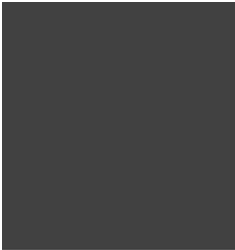


EXTERIORS

Choose from a variety of exterior colour options that make a lasting impact, from sleek dark tones to fresh, light shades. Each selection is designed to enhance your home's curb appeal and create a cohesive, striking look that stands the test of time.

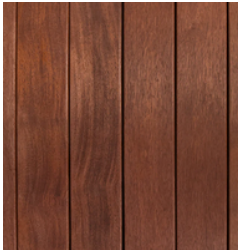


A) MIDNIGHTS



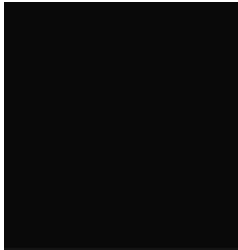
Cladding Colour
'Monument'

● Standard



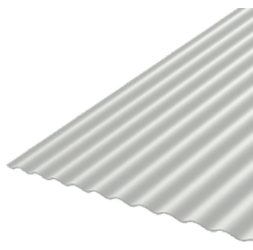
Merbau Timber
Decking 90mm
Natural Finish

● Standard



Window Frame
Colour
'Black'

● Standard



LYSAGHT Custom Orb
Roof Colorbond Steel
'Monument'

● Standard



Merbau Timber
Closed Tread Stairs
Natural Finish

● Standard



Power-Lite
LED Up/Down
Wall Light 'Black'

★ Upgrade



Aluminium
Framed Door
Colour 'Black'

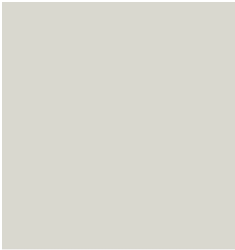
● Standard



Door Handle
Double Cylinder Set
'Black'

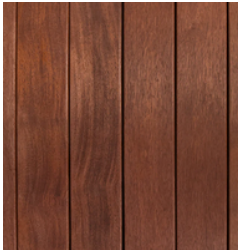
● Standard

B) ARCTIC



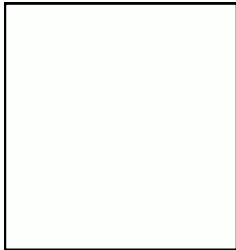
Cladding Colour
'Surfmist'

● Standard



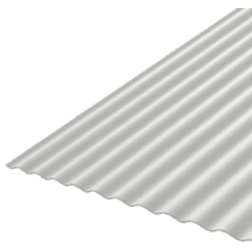
Merbau Timber
Decking 90mm
Natural Finish

● Standard



Window Frame
Colour
'White'

● Standard



LYSAGHT Custom Orb
Roof Colorbond Steel
'Southerly'

● Standard



Merbau Timber
Closed Tread Stairs
Natural Finish

● Standard



Power-Lite
LED Up/Down
Wall Light 'Silver'

★ Upgrade



Aluminium
Framed Door
Colour 'Southerly'

● Standard



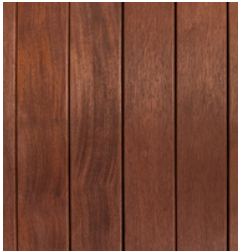
Door Handle
Double Cylinder Set
'Satin Chrome'

● Standard



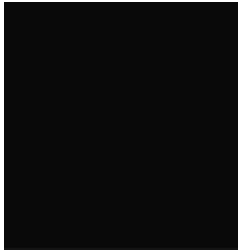
Cladding Colour
'Dune'

● Standard



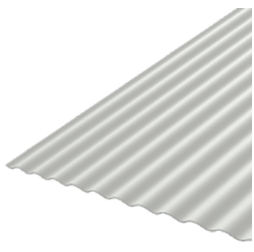
Merbau Timber
Decking 90mm
Natural Finish

● Standard



Window Frame
Colour
'Black'

● Standard



LYSAGHT Custom Orb
Roof Colorbond Steel
'Gully'

● Standard



Merbau Timber
Closed Tread Stairs
Natural Finish

● Standard



Power-Lite
LED Up/Down
Wall Light 'Black'

★ Upgrade



Aluminium
Framed Door
Colour 'Black'

● Standard



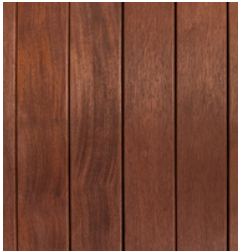
Door Handle
Double Cylinder Set
'Black'

● Standard



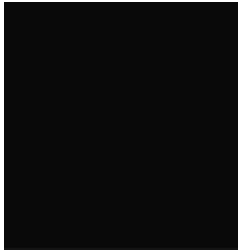
Cladding Colour
'Basalt'

● Standard



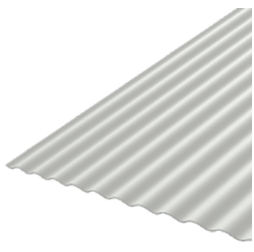
Merbau Timber
Decking 90mm
Natural Finish

● Standard



Window Frame
Colour
'Black'

● Standard



LYSAGHT Custom Orb
Roof Colorbond Steel
'Shale Grey'

● Standard



Merbau Timber
Closed Tread Stairs
Natural Finish

● Standard



Power-Lite
LED Up/Down
Wall Light 'Black'

★ Upgrade



Aluminium
Framed Door
Colour 'Black'

● Standard



Door Handle
Double Cylinder Set
'Black'

● Standard

STANDARD INCLUSIONS

Our standard inclusions are carefully selected to ensure your home is built to the highest quality. Every element is designed for durability, functionality, and style, offering you exceptional value from the very start.



Preliminaries

- 10-Year structural guarantee
- Domestic building insurance (6 years)
- 3-month building maintenance period
- Building permit
- Exterior
 - Concrete footings up to 800mm depth, with solid concrete block piers
 - Termite barriers installed in accordance with the

BCA

- Engineered galvanised sub-floor frame
- Finished floor height of 600mm
- Plantation pine structural timber wall frames and roof trusses
- 7mm structural plywood bracing to all exterior walls of modules
- 22mm particle board flooring
- Colorbond® roofing, fascia and gutters
- 90mm PVC downpipes painted to match wall colour
- Lightweight external cladding from standard
- BAL 12.5 rated construction
- N2 wind-rated structure

Insulation

- R 4.0 insulation batts to ceiling
- R 2.5 insulation batts to external walls
- R 1.9 under floor insulation
- R 1.4 reflective thermo-cellular insulation to roof
- Vapour permeable wall wrap

Doors & Windows

- Aluminium double-glazed awning windows & sliding doors
- Bathrooms, WC & laundry windows singleglazed with cathedral glass
- Flyscreens to all openable windows & sliding doors (excluding 4-panel stacking door)
- Timber door to entrance from standard range
- Aluminium framed fully-glazed door to laundry
- Timber landing and steps to front and rear doors, up to 600mm in height
- Timber ramp with Merbau decking to entrance up to 600mm in height

Interior

- 10mm plasterboard to walls and ceilings
- Villaboard to bathroom walls
- 67mm skirting and architraves from standard range
- 75mm cove cornice
- 2040mm Flush Panel internal doors
- Smartrobe sliding door units to built-in robes
- Laminate shelving and hanging rails to built-in robes
- Lane lever door furniture
- Cushion door stops to all doors opening onto walls

Floor coverings

- Floor tiles to bathrooms and laundry from standard range
- Vinyl planks to kitchen, meals, dining & living areas from standard range
- Carpet to bedrooms, study, lounge and theatre rooms from standard range

Kitchen

- Melamine cabinets with laminate benchtop as per standard design
- Overhead cabinets
- Fridge cabinet
- 1 x nest of pot drawers
- 1 x nest of 4 drawers
- Soft Close drawers
- 1 ½ bowl Stainless steel sink
- Chrome water saver flickmixer tap
- Tiled splash back
- Westinghouse stainless steel 60cm under bench electric oven from standard range
- Westinghouse stainless steel 60cm gas or electric ceramic cook top from standard range
- Westinghouse stainless steel 60cm pull out range hood from standard range

Bathroom / Ensuite / Laundry

- Laminate 2 door vanity unit to bathrooms
- Wall-mounted mirror above vanity
- Ceramic basin from standard range
- Chrome finish tapware from standard range
- Ceramic toilet suite with soft close lid
- Chrome finish double towel rail and toilet paper holder from standard range
- Tiled shower base up to 1.2m x 0.9m
- Semi-frameless shower screen
- Melamine cabinets with laminate benchtop to laundry as per standard design
- Stainless steel inset laundry trough
- Waterproofing as per AS 3740-1994
- Floor tiles from standard range
- Bathroom wall tiles from standard range to 2.0m height in shower recess and 1.0m height to remainder of walls
- Skirting tiles and tiled splash back to laundry & WC

Electrical

- Electrical meter box and switchboard fitted externally
- LED downlights throughout home
- External lights to front of home from standard range
- External light to laundry / rear door from standard range
- 2-in-1 Light & Fan combination light fitting to bathroom & ensuite
- 1 x external waterproof power point
- 1 x TV point
- 1 x telephone point
- 2 x double power points per bedroom
- 3 x double power points to Bedroom 1
- Double power points throughout remainder of home
- Smoke detectors hard-wired with battery backup

Electrical

- Electrical meter box and switchboard fitted externally
- LED downlights throughout home
- External lights to front of home from standard range
- External light to laundry / rear door from standard range
- 2-in-1 Light & Fan combination light fitting to bathroom & ensuite
- 1 x external waterproof power point
- 1 x TV point
- 1 x telephone point
- 2 x double power points per bedroom
- 3 x double power points to Bedroom 1
- Double power points throughout remainder of home
- Smoke detectors hard-wired with battery backup

Plumbing

- 315L Rinnai Sunmaster evacuated-tube solar HWS, gas or electric boosted
 - 1 x external garden tap
- Painting
- Haymes paint to all external painted surfaces
 - Haymes low-VOC paint to all internal painted surfaces - 3-coat system
 - One colour throughout internally

Delivery to site

Delivery to site is included in the base price listed in this booklet, to the post code mentioned on page 1. Please note, every project needs to be assessed on its own merits, and in some instances the delivery component of the base price may need to be reviewed to take into account over-dimensional truck routes & local road laws.

Upgrades Available (Not included as standard items)

- Connections to services inc. septic systems, rainwater tanks & electrical connection
- Decking, verandahs & alfresco
- Carports & garages
- External cladding upgrades
- Facade upgrades
- Stone bench tops for Kitchen/Bathrooms
- Splash back upgrades to non-standard tiles, stone or glass
- Dishwasher
- Full height wall tiling in wet areas
- Premium fixture upgrades
- Floor covering upgrades
- Window coverings (Blinds)
- Decorative light fittings

Building sustainability upgrades available

- Increased wall & ceiling insulation
- Solar hot water services (may be required for 7-Star Energy Rating / BASIX compliance)
- Rainwater tanks
- Thermally broken aluminium window frames
- High-performance glazing

Important information

The following items are not included in the base price of our homes. These prices vary according to your home and location, and can be detailed in a personalised project proposal.

- Pre-construction costs including design & drafting, site-engineering, non-standard structural engineering, town planning / DA costs, colours & specifications consultation
- Connections to services inc. septic systems, rainwater tanks & electrical connection
- Balustrading to decks (required if decks are above 1.0m from ground level)
- Building site re-establishment surveys
- Site excavation if required
- Energy Rating / BASIX upgrades: Each home is rated individually, and some upgrades may be required to meet the 7-Star Energy Rating / BASIX requirements.
- BAL upgrades: A BAL 12.5 is assumed for all of our standard pricing. Further upgrades may be required to comply with the BAL Rating of your property.
- Wind rating upgrade: Where the wind rating exceeds N2 further engineering and structural upgrades will be required.
- Crane hire for module installation: Depending on access available to your site, a crane may be required for installation. If a crane is deemed to be required for your site, details of pricing will be included in your proposal.

SUPPLIERS

We partner with a range of trusted suppliers to ensure your home is built with reliable, top-quality materials. Each supplier shares our dedication to excellence, helping us deliver lasting results.





polytec

Laminex[®]

Colorbond[®]

LYSAGHT



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-

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-

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