

WB

| X

COLLECTION

THE EDEN



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# SURROUND YOURSELF WITH BEAUTY FOR A LIFETIME IN THE EDEN

It's said that beautiful surroundings relax, motivate and inspire us. Surround yourself with beauty for a lifetime in The Eden, a two-storey design that elevates the everyday with stunning spaces at every turn. The extensive use of timber and a soaring void over the entry evoke a resortstyle ambience that continues throughout your stylish sanctuary.

WB | X COLLECTION



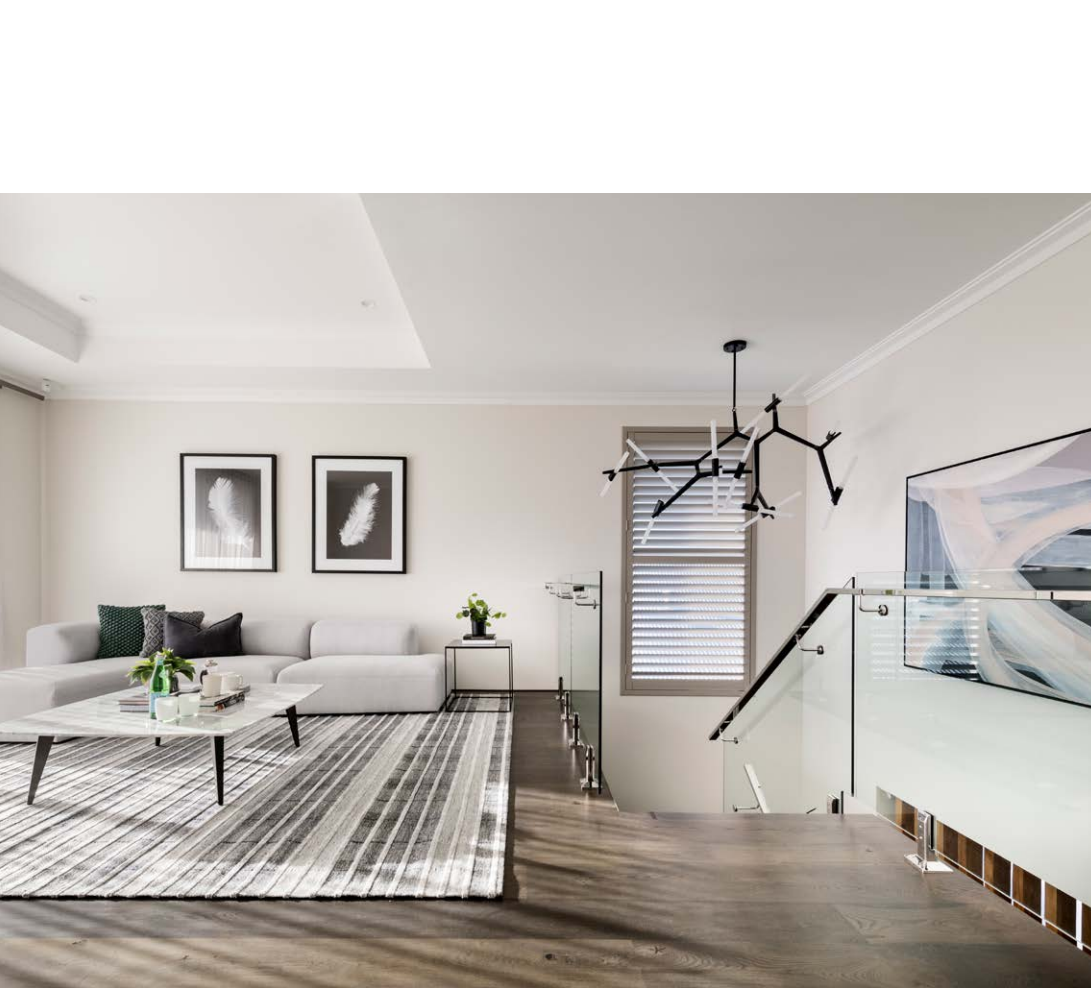


WHERE  
BEAUTIFUL  
LIVING COMES  
NATURALLY



The expansive master suite is peppered with decadent touches including a freestanding bath and enormous walk-in robe. Guests and children also enjoy their own private oasis with the entire second level devoted to peaceful spacious living, complete with sitting room and balcony.





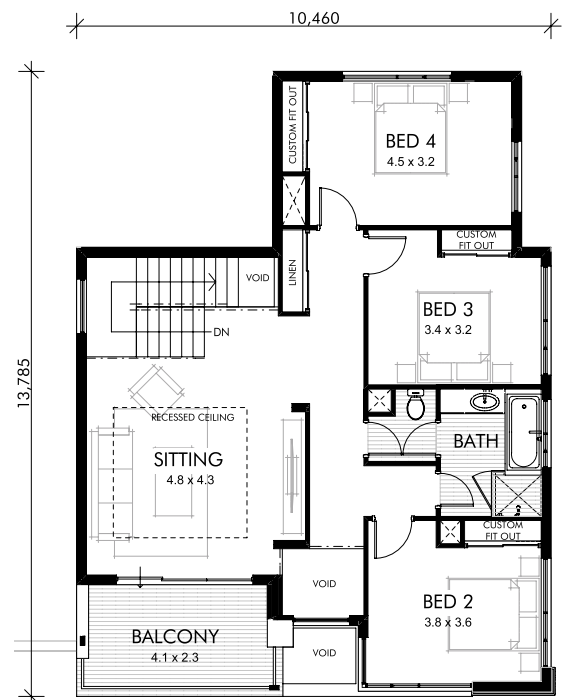
TOTAL 361.13M<sup>2</sup>

GROUND FLOOR - 172.50M<sup>2</sup> | UPPER FLOOR - 110.92M<sup>2</sup> | GARAGE - 38.27M<sup>2</sup>  
BALCONY - 10.90M<sup>2</sup> | PORCH - 2.71M<sup>2</sup> | ALFRESCO - 25.83M<sup>2</sup>  
BED 4 | BATH 2

Downstairs, a home theatre, living and dining areas, an alfresco and gourmet kitchen offer countless combinations for quiet nights in or opulent occasions.



GROUND FLOOR



UPPER FLOOR



# THE EDEN SPECIFICATIONS

## EXTERNAL INCLUSIONS:

- Traditional double clay brick construction with white set hard wall plaster to the ground floor. Insulated cladding system with dry lined walls and R1.5 insulation batts to the upper floor perimeter walls.
- Suspended concrete slab with engineered steel truss subframe.
- COLORBOND® steel metal roof in a wide range of colours.
- COLORBOND® custom pressed gutters with rectangular downpipes in a wide range of colours.
- Dulux AcraTex acrylic texture coating system to entire home in a wide range of colours (includes one additional contrasting colour to front elevation).
- Biowood Architectural spotted gum composite castellated wall panelling to front elevation.
- Custom aluminium composite panelled remote controlled sectional garage door.
- 28 course 1150mm clear glazed entry door.
- Frameless clear glazed balustrade with stainless steel handrail and fixings on balcony.
- Jason Windows key lockable multi-point sliding doors and Breezelock aluminium framed windows in a range of colours.
- Jason Windows aluminium framed fly screens colour matched to window and sliding door frames (excludes bi-folds, commercial frames/stackers).
- 28 course high sliding doors and window head heights as per plan.
- Brick paving on front porch and covered alfresco plus 30m<sup>2</sup> brick paving allowance on path/driveway.
- Galvanized external T-bars and lintels.

## INTERNAL INCLUSIONS

- 31 course high ceilings throughout (with bulkheads and dropped ceiling heights)
- Recessed ceilings in living and sitting rooms.
- Plasterboard ceilings with Alto cornice throughout including garage and alfresco.
- Glazed fully frameless balustrade with stainless steel fixings on stairs and entry void.
- Custom built-in robes.
- Bright white backed glazed sliding doors to linens with mirrored sliding doors on robes in secondary bedroom.
- Premium residential stacking doors with recessed sills in dining/alfresco area.
- Selection of Gainsborough door furniture to all internal doors.
- 2340mm flush panel internal doors to the ground floor wherever applicable and 2040mm to the upper floor.
- Corinthian DECO 1S decorative internal feature doors
- Painting to internal doors, doorframes, cornices and ceilings.
- Four white lined shelves with painted fascia to linen cupboards.
- Cipsal Satum Horizon light and power point switch plates. One light and one double power point per room, allowance for an additional point to the kitchen & master bedroom. Excludes garage and concealed switches.
- R4.1 ceiling batts to all sections of the home including the garage, alfresco and porch.
- Reinforced metal beads to external corners in trafficable areas (excludes sliding doors).

## KITCHEN INCLUSIONS

- Caesarstone® 40mm bench tops in a wide range of colours
- The Maker custom built kitchen cabinetry with soft close hinges and drawer runners, Polytec doors with ABS edging in a wide range of colours and finishes, white lined internal shelving and laminate kickboards
- Island bench includes Caesarstone countertop, laminated open display shelving and additional storage cupboards to side and rear.
- Scullery with Caesarstone® 40mm bench top, custom built cabinetry, over bench floating shelving, double bowl undermount stainless steel sink, selection of Mizu Soothe, Mizu Bloc, Mizu Drift, Nobili Balance or Technobili flag designer mixer
- Dual Bosch Series 8 600mm wide stainless-steel fan forced electric side by side wall ovens
- Bosch 900mm wide stainless-steel gas hotplate
- Bosch 700mm wide stainless steel integrated range hood.
- Bosch built in microwave/compact oven.
- Splashback tiling above bench top to underside of overhead cupboards and range hood. Tile selection from WB X Collection.
- Handle-less overhead cupboards above hot plate bench, push to open catches to overhead cupboards above the side by side ovens and fridge recess.
- Two banks of two pot drawers.
- Selection of designer handles to remaining cabinet doors and drawers.
- Stainless steel under mount single bowl sink.
- Selection of Mizu Soothe, Mizu Bloc, Mizu Drift, Nobili Balance or Technobili flag designer sink mixers.
- Dishwasher recess including power and cold-water supply.
- Fridge recess including power supply.

## BATHROOMS AND LAUNDRY INCLUSIONS

- Caesarstone® bench tops in ensuite, bathrooms and laundry in a wide range of colours
- The Maker custom built bathroom and laundry cabinetry with soft close hinges, Polytec doors with ABS edging in a wide range of colours and finishes, white lined internal shelving and tiled skirting to hob
- Hob less shower in ensuite with 100mm tiled hob in bathroom shower
- Mizu Bliss 1700 freestanding bath in ensuite and Posh Solus MKII 1520 bath in bathroom
- Mizu Block overhead shower in ensuite and selection of Croma, Mizu, Posh shower heads in Bathroom
- Mizu Bloc chrome wall mixer sets with back plate in ensuite and bathroom vanities, showers and baths.
- Roca Virginia vitreous china oval above counter basins in ensuite and bathroom
- Open shelving in ensuite with recessed vanity hobs and oversized drawers in ensuite and Bathroom.
- Frameless polished edge mirrors above vanity cabinets.
- Extraction fans flumed to external air in bathrooms and WC's.
- Privacy door locks in bathrooms, WC's and master bedroom.
- Cibo Uber mini vanity unit to Powder room with Mizu Bloc basin mixer.
- Clear glazed fully frameless shower screens.
- Selection of designer handles on cabinet doors.
- Mizu Bloc chrome double towel rails and toilet roll holders.
- Chrome plated wastes to basins and wet area floors.
- Laundry overhead cupboards with handle-less cabinets.
- Ceramic floor and wall tiling to bathrooms, WC's and laundry. Tile selection from WB X Collection (includes 2000mm high wall tiling in shower recesses and tiled splashback over vanity cabinets, bath and remainder of wet area floors) Mitred tiling throughout where applicable.

- 45L stainless steel inset trough to laundry cabinetry with Mizu Soothe, Mizu Bloc, Mizu Drift, Nobili Balance or Technobili flag designer mixers.
- Dual flush vitreous china American Standard Cygnet wall faced close coupled toilet suites with white pans and cisterns throughout.

## QUALITY INCLUSIONS:

- Energy efficient 160L gas hot water storage system.
- Two RCD safety switches and two hard wired smoke detectors.
- External front and rear garden taps.
- NBN 3-point pack including TV point, phone point and internet point.
- Daikin ducted reverse cycle air conditioning including a state-of-the-art MyAir 5 touchscreen tablet control.

\*All systems designed to enable living areas to run simultaneously at 100% capacity.

\*\*Individual system sizes, number of zones, ceiling outlets and registers will be determined by the requirements of each individual home design.

## GUARANTEES, SERVICES AND INSURANCES:

- An Alcock Family Company.
- 25-year structural guarantee (10 years transferable).
- 12-month maintenance period.
- Builders indemnity & public liability insurance.
- HIA fixed price contract.
- HIA & MBA award winning member.
- Building licence & Water Corporation fees.
- Engineers soil report of building site (soil report based on A-class sites).
- Engineer certified working drawings and site contour survey.
- 10m 3 phase power allowance.
- 10m sewer connection allowance.
- 10m water run-in allowance.
- Up to 20m gas run-in allowance including connection.
- Anti-termite protection treatment.
- Professional in-house Design Team.
- Access to Australia's leading construction finance specialist, Resolve Finance. Australian credit license 385487.

## Notes:

Home elevation illustrations and photographs shown are for illustration purposes only. Illustrations and photographs may depict features not included as standard features of the home design or not supplied by Webb & Brown-Neaves including, but not limited to; feature brickwork/stone cladding, garden features, landscaping, planter boxes, retaining walls, pergolas, outdoor kitchens, barbeques, screens, exposed aggregate concrete, designer garage doors, water features, gates, fencing, letterboxes, tinted windows, light fittings, built-in furniture, furniture, window treatments, floorcoverings and decorator items. Webb & Brown-Neaves does not supply swimming pools, pool decks and fencing. Please speak with a Webb & Brown-Neaves Building and Design Consultant for clarification.

All non-specified items including but not limited to: Face brick, feature brick, ceramic tiles, paving, laying patterns, colour selections, materials and finishes are to be selected from the Webb & Brown-Neaves Standard range.

Nominated brand products are subject to alteration pending availability. In the event of non-availability, the nomination of an equivalent featured substitute is at the full discretion of Webb & Brown-Neaves in compliance with the Housing Industry Association contract.

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