

WB | ICONIC
COLLECTION

THE MODA



LIFE'S TOO SHORT TO BLEND INTO THE BACKGROUND. TURN HEADS IN THE MODA

A Marmorino facade feature inspired by local streetscapes sets the scene, with the upper level framed by a sleek cubist balcony. With its unique left-side entry, The Moda makes a surprising first impression thanks to soaring double-storey glazing, drawing the eye through to the alfresco's huge leopard tree.



EVERY DETAIL IN
THE MODA HAS
BEEN CAREFULLY
CONSIDERED





Every detail in The Moda has been carefully considered to provide pure privacy and zone separation. Passing the thoughtfully located home office, you'll cross stone-look Italian tiles as you weave around to the vast open plan social zone.

Here lives The Moda's deluxe gourmet kitchen, equipped with floor-to-ceiling cupboards and integrated European appliances.

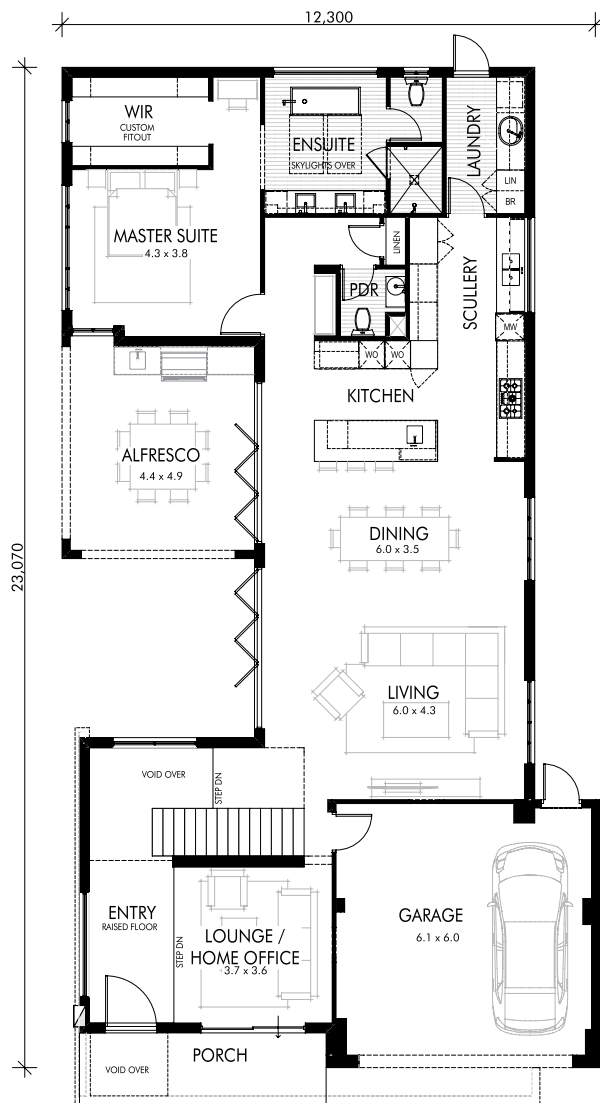




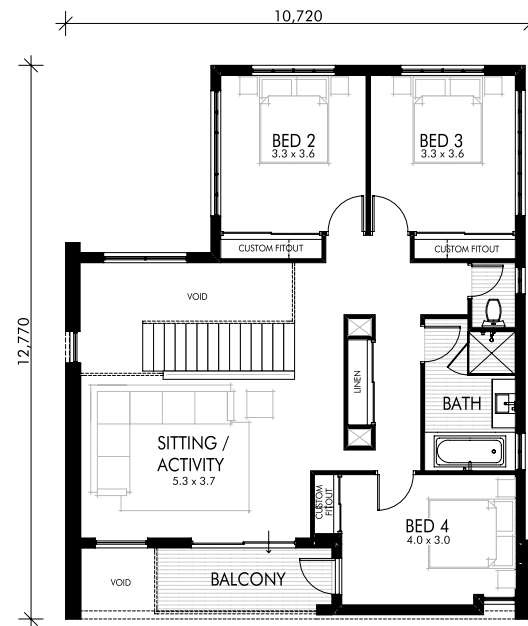
Thanks to the ground floor's unique U-shape layout, two sets of enormous bi-fold doors extend the central entertaining area outside to a retreat-style alfresco with sunken fire place – the perfect area for a family gathering or simply to unwind with wine in hand on a wintery night. Get the edge on modern living with The Moda.

GROUND FLOOR - 175.44M² | UPPER FLOOR - 109.76M² | GARAGE - 37.35M²
BALCONY - 6.58M² | PORCH - 9.50M² | ALFRESCO - 22.01M²
BED 4 | BATH 2

TOTAL 360.64M²



GROUND FLOOR



UPPER FLOOR

THE MODA SPECIFICATIONS

EXTERNAL INCLUSIONS:

- Traditional double clay brick construction with Dulux AcraTex acrylic texture coat system in a wide range of colours (includes inside of the garage).
- Contemporary modern elevation featuring Marmorino plaster to outside the bedroom 4 wall.
- Contrasting render colour to balcony external walls.
- Fully frameless cast-in concrete glass balustrade to the balcony, no handrail.
- COLORBOND® XRW grade steel roof as displayed in a wide range of colours.
- COLORBOND® steel gutters, fascia and downpipes throughout.
- Double garage with natural grey finish concrete floor and aluminium composite auto-sectional overhead door.
- Includes 2 handsets and 1 wall button.
- Brick paving 330mm x 330mm to porch and alfresco plus a 30m2 allowance for the driveway and path.

INTERNAL INCLUSIONS:

- Full internal wall painting using a 3-coat system including one sealer and 2 top coats of paint from the Solver builder's range. One colour throughout.
- Ceiling Heights:
 - > 32 course to the lounge and entry with 2 course raised floor level to the entry passage only.
 - > Feature void to over the entry and stairs.
 - > 31 course to the living, dining, kitchen, scullery, bedroom 1 and alfresco.
 - > 31 course ceiling height to upper storey.
- The Maker custom fit out to bedroom 1 walk-in robe in coloured board (Notaio Walnut Ravine).
- The Maker custom fit out to bedroom 2, 3 and 4 robes in white melamine.
- Double mirrorline frame, mirrored sliding doors to bedroom 2, 3 and 4 robes.
- Double mirrorline frame glass sliding doors to the upper storey linen.
- Plasterboard ceilings with 90mm Tempo cornice to the house and 90mm cove cornice to the garage, Square set to dropped and suspended ceilings.
- Bulkheads and niches.
- Frameless solid aluminium balustrading with concealed fixings and handrail.
- Feature Marmorino plaster to stair wall.
- R4.1 ceiling batts to all sections of the home including the garage, alfresco and porch.
- Two Velux fixed skylights to the ensuite.

KITCHEN INCLUSIONS:

- The Maker custom built designer 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.
- Caesarstone® benchtops to the kitchen and scullery with 40mm edge and 20mm Caesarstone® to all remaining benchtops in a wide range of colours.
- Stainless steel single undermount sink to the kitchen and double undermount sink to the scullery.
- Reece designer mixers in chrome finish to the kitchen.
- Two Miele stainless steel 600mm wide multi-function electric ovens.
- Miele 900mm wide 5 burner gas hotplate.

- Miele 900mm wide integrated rangehood with LED lighting and light-touch switches.
- Fisher & Paykel 900mm French door fully integrated fridge.
- Miele fully integrated dishwasher.
- Miele 600mm microwave with trim kit.
- Two banks of 3 pot drawers.
- Hafele Euro Cargo 45l pull out bin drawer with soft close runner with a concealed internal drawer above bin.
- Full height laminated pantry, overhead cupboards and open shelving to the kitchen and scullery.

BATHROOM AND LAUNDRY INCLUSIONS:

- Ensuite, bathroom & powder room includes Reece vitreous china vanity basins. 2 basins included to the ensuite, 1 to bathroom and 1 wall basin to the ground floor powder
- Kado Lux 1605mm freestanding bath to ensuite.
- Reece Metro inset bath to minor bathroom
- Reece designer mixers and shower outlets, chrome finish in bathrooms and laundry including ceiling mounted and rail showers.
- Hobless showers to the ensuite and bathroom.
- Frameless glass shower door to the ensuite and a semi-frameless glass shower screen to the bathroom.
- Majestic mirrors with polished edge to the ensuite, bathroom and powder room. Width and heights as displayed.
- Tile selection from WB Iconic Collection which includes porcelain rectified tiles. The extent of wall tiling as follows:
 - > 2000mm high to all shower recesses.
 - > Dado height tiling (up to 1200mm) to the ensuite (excludes ensuite WC), bathroom and powder room.
 - > 600mm high splashback tiling to the laundry with option of brick bond subway tiles.
 - > One row of skirting tiles to the laundry and minor WC where applicable.
 - > Chrome plated floor wastes throughout
 - > Tiling allowance includes installation of rectified tiles of up to 300mm x 600mm to the floor and walls of all wet areas.
 - > Mitred tiling included throughout
- Wall faced vitreous china rimless toilet suites with dual flush and soft closing seats.
- Reece designer bathroom accessories including toilet roll holders.
- Full height laminated Linen and overhead cupboards in the laundry.
- Under bench cupboards to the laundry with Caroma Metro 35 vitreous china sink.
- Designer metal handles and touch catches to all cabinetry.
- Energy efficient exhaust fans to the bathroom, powder room, ensuite all flumed to external air.

ELECTRICAL INCLUSIONS:

- Clipsal Saturn Zen light switches and powerpoints throughout.
- 1 x double powerpoint per room including garage. Allowance for an additional point to the kitchen and master Bedroom (excludes WC, store room and alfresco).
- LED light fittings included with colours and warm or cool light options:
 - > 4 LED downlights to the living area, sitting/activity, lounge/home office and alfresco.
 - > 3 LED downlights to entry passage and kitchen.
 - > 2 LED downlights to all bedrooms, scullery, ensuite, passage to minor bedrooms, stairwell, void and balcony.
 - > 1 LED downlight to powder room, passage to powder room and porch.
 - > 1 LED oyster light to laundry, walk in robe, bathroom and WC.

- > 2 LED wall lights to front elevation.
 - > 1 LED bunker light to outside the laundry and garage.
 - > 2 single tube fluoro lights to garage.
 - > 1 additional double powerpoint to kitchen and master suite.
- Additional items and upgrades to be charged as variations.

QUALITY INCLUSIONS:

- Rheem Stellar 5-star, high efficiency 160 litre gas storage hot water system.
- Two RCD switches and hard-wired smoke detectors.
- External front and rear garden taps.
- NBN 3-point pack including TV point, phone point and internet point.
- Daikin Reverse Cycle Air Conditioning System inclusion that will allow you to run your air conditioning at 100% to all living areas simultaneously. Includes the MyAir 5 touch screen controller.

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, barbecues, 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.