

# ESSENCE LIVING

CONTEMPORARY HOME INCLUSIONS





## ESSENCE LIVING

BY INDIGO

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### THE VERY ESSENCE OF SIMPLICITY AND STYLE.

We know you'd love your new home to be functional, stylish, comfortable and affordable. Our Essence Living inclusions are all that and more. We're proud to present a selection of contemporary 'must have' features and fittings in our Essence Living inclusions.

The Essence Living collection promises a timeless design and budget-friendly options for families without compromising on quality. It's all about making your home perfect for you, ensuring it's complete with the things that really matter. All you have to do is move in, relax and enjoy living in your brand new home.

**Included** —  
In your functional  
designer kitchen

### BENCHTOP

Be inspired by a range of colours for your laminate square edge benchtop with optional shadowline at no extra charge.

### SPLASHBACK **A**

Make a statement with easy to clean, contemporary ceramic tiles for your centrepiece kitchen.

### CABINETS **B**

Create more stylish storage space with laminated cabinetry including overhead cupboards.

Includes four cutlery drawers with cutlery tray insert.

### TAPWARE

Base MK2 Chrome Mixer.

### SINK **C**

Base 1200mm 1 & 3/4 Bowl Stainless Steel Sink with Basket Wastes.

### DISHWASHER

Provision for dishwasher with powerpoint plus water connection.

### PANTRY

Store, stack and access your appliances and ingredients on 5 spacious melamine shelves in your pantry.



*Image should be used as a guide only and features upgraded items.*

**Included** —  
Stainless steel appliances



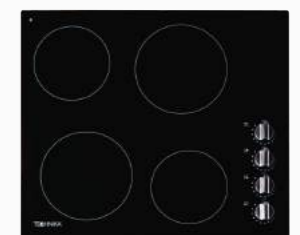
### TECHNIKA 600MM RECIRCULATING SLIDE-OUT RANGEHOOD

- 376m<sup>3</sup>/hr extraction capacity
- 3 speed settings
- Automatically activated push/pull controls



### TECHNIKA 600MM UNDERBENCH OVEN

- 83-litre capacity
- 8 cooking functions
- Black glass and stainless steel finish



### TECHNIKA 600MM CERAMIC COOKTOP

- 4 cooking zones
- Side knob controls
- Automatic safety switch off

**Included** —  
In your functional  
bathrooms

### **BENCHTOP**

Easy to clean and available in a range of contemporary colours, your bathroom benchtop is complete with 20mm of laminex.

### **MIRROR**

Enhance your sense of space and invite natural light with up to a 1200mm framed mirror.

### **CABINetry**

A high-quality vanity floor unit with fully lined interior and laminated exterior provides plenty of storage space for your personal items.

Select from a range of designer handles to finish the look.

### **SHOWER**

Aluminium framed clear glaze shower screens for both style and practicality.

### **TOILET SUITE**

The Posh Dominique Toilet Suite offers a soft closing lid and chrome dual flush button finish.

### **TILING**

Add character to your Ensuite, Bathroom and Laundry with your choice of ceramic tiles from an extensive range of colours at Beaumont Tiles.



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**Included** —



- A
- B
- C
- D

**TAPWARE**

- A Base MK2 Basin Mixer
- B Posh Bristol Bath Outlet
- C Base MK2 Shower/Bath Mixer
- D Posh Bristol Rail Shower

**BASIN**

Base 540 drop in white china vanity basins including pop up waste



- A
- B
- C



- A
- B

**ACCESSORIES**

- A Base 800mm Double Towel Rail
- B Base Hand Towel Ring
- C Base Toilet Roll Holder

**BATH**

- A Base 1650 White Bath
- B Posh Solus 1780mm Freestanding Bath (as per master plan)



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**Included** ———  
In your spacious  
living areas

### RESORT STYLE UNDERCOVER ALFRESCO

Make the most of the beautiful Queensland weather with seamless indoor-outdoor flow between your living and your generous alfresco area.

### ENTERTAINERS DOOR

Aluminium stacker sliding doors to alfresco add a luxury finish to your home and integrate the inside of your home to the resort style alfresco (as per master plan).

### INTERNAL DOORS

Turn something practical into something stylish with flush panel internal doors with painted readicoat finish.

### DOOR FURNITURE

Internal doors come standard with Whitco Bevel lever furniture.

### STAIRS

Make your stairs a showcase piece of your new home with closed housed cover grade treads and risers with painted timber posts (plan specific - based on double storey design).



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**Included** ———  
Polished finishes  
throughout

#### CEILING HEIGHT **A**

Each room of your home will feel open and inviting with 2400mm ceiling heights as standard throughout.

#### ARCHITRAVE & SKIRTING **B**

Every home design consists of profiled 42mm architraves and 68mm skirtings with a polished paint finish throughout.

#### CORNICES **C**

90mm Cove cornices exude elegance and quality craftsmanship in your new home.

#### PAINT **D**

A professional 3-Coat Ultra Premium Paint System to internal walls, ceiling and joinery shows attention to detail in your new home. Taubmans Endure Low Sheen to internal walls provides a sophisticated touch whilst protecting everyday surfaces from general wear-and-tear.

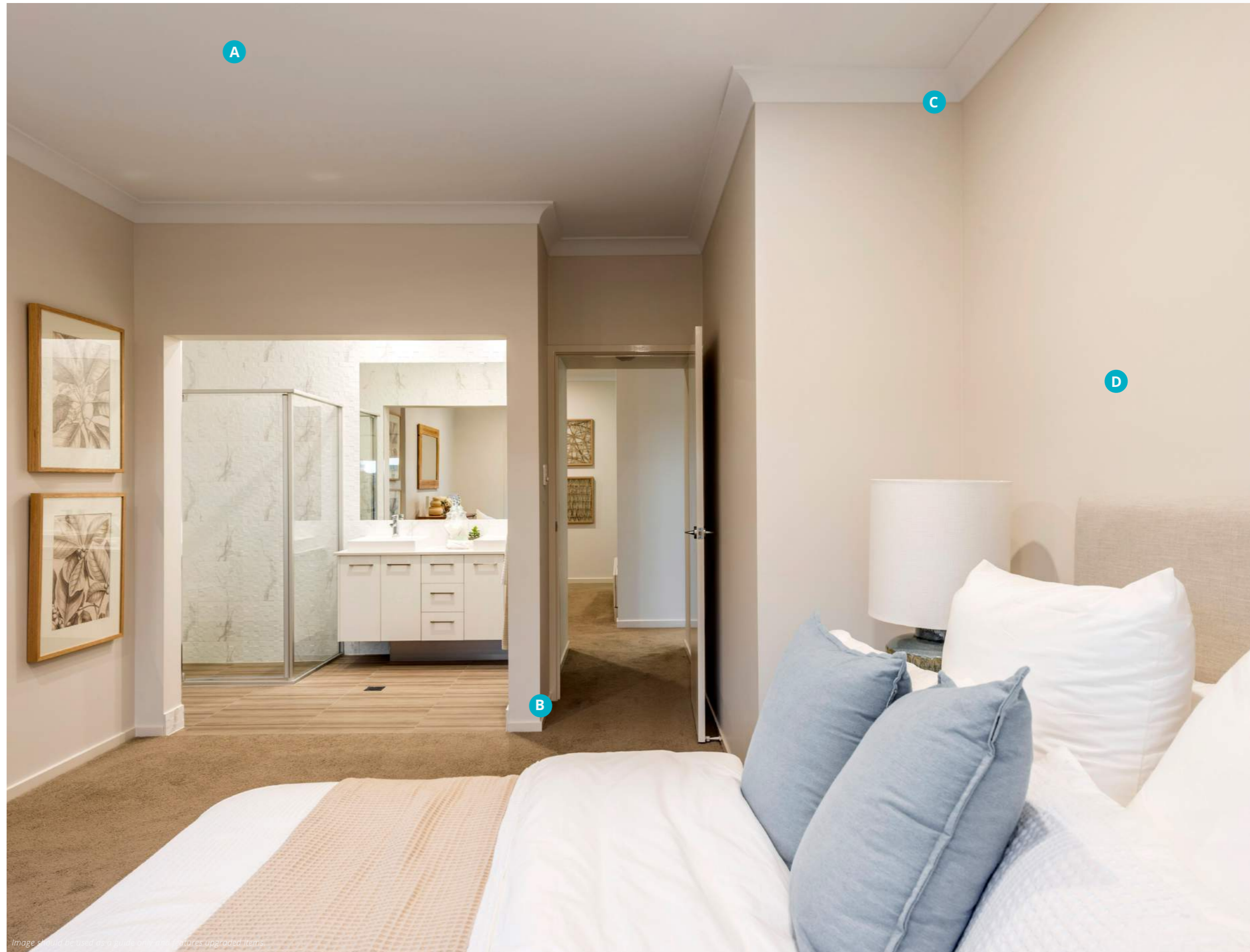


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## Laundry

### SINK & TAPWARE

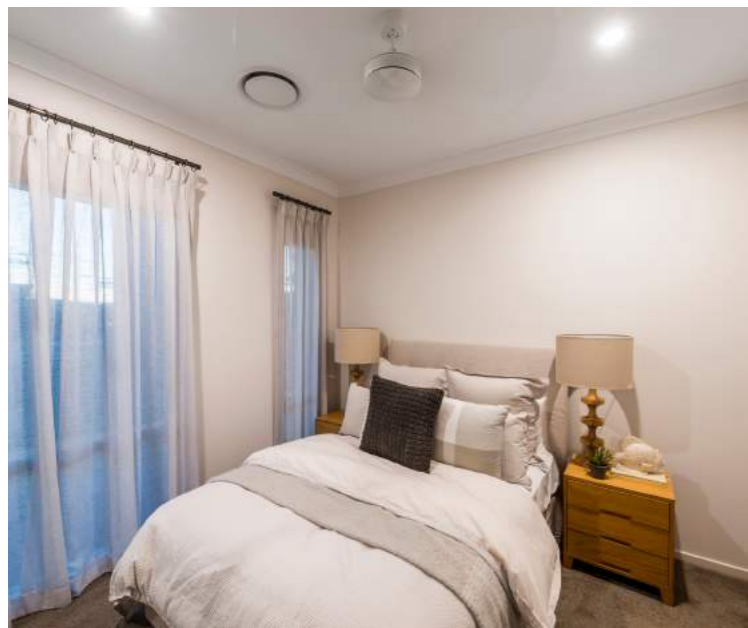
Washing will be made easy with your freestanding, 42-litre stainless steel tub with sleek sink mixer and white powder coated cabinet.



## Linen

### STORAGE SPACE

Every Indigo Homes plan consists of linen storage that offers plenty of space to keep your linen tidy and easily accessible.



## Bedroom Robes

### VINYL SLIDING DOORS

Enjoy plenty of storage space in every bedroom with vinyl sliding doors housing a single white melamine shelf and white powder-coated full length hanging rail.

## Included — Electrical items



### POWERPOINTS

Conveniently located double power points to all rooms and single power points to appliance positions.

All power points fitted with Clipsal 'C2000' classic plates.

### LIGHTING

Light up each room of your beautiful new home with sustainable fluorescent lamps and classic opal sphere light fittings.

### TV & PHONE

Stream all your favourite free-to-air shows with two digital TV points to your primary living areas.

One telephone point also included.

### CEILING FANS

1200mm 3-blade white ceiling fan/lights are included to all beds, living and family areas as standard with a 1200mm 3-blade stainless steel ceiling fan/light to the Alfresco area.



## *Included* ——— Street appeal and outdoor living

### **BRICK**

Stand out from the street with a designer facade. Choose from an extensive range of brick colours at no extra charge.

### **ROOFING**

Choose from a range of Colorbond® steel roof and sarking colours. Colorbond fascia, gutter and painted round PVC downpipes also included.

### **AUTOMATIC GARAGE DOOR**

Convenient sectional overhead garage door comes with 2 handsets for easy access to your home. Choose from the entire range of Colorbond® colours to enhance your street appeal.

### **FRONT DOOR**

Create a grand entrance to welcome people to your new home with a painted Corinthian Panelcarve entry door.

### **CLADDING**

Vertically grooved Scyon™ Axon™ Cladding with paint finish adds loads of character into your facade.

### **WINDOWS & SCREENS**

Architecturally styled aluminum powdercoated windows (with aluminum barrier screens upstairs where required) for a polished look and easy maintenance.



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## Included — Extra Items

### ENERGY EFFICIENCY

Enjoy piece of mind that your home is not only stylish but also energy conscious as per the Sustainable Housing Legislation.

### SMOKE DETECTORS

Safety always comes first with smoke detectors as per the master plan.

### EXHAUST FANS

White Square Hellar exhaust fans throughout as per masterplan.

### HOT WATER SYSTEM

A Rheem 26 litre/minute gas hot water system will make sure you always have hot water for showers, washing-up or soaking in the bath.

### INSULATION

Excellent quality insulation.

R2.5 Fibreglass Ceiling Batts to Living Areas and Alfresco.

R1.5 Wall Batts to External Lightweight Cladded Walls (Excluding External Walls with Brickwork Cladding).



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**Included**

Contract items

**CONTRACT PREPARATION**

- Engineers soil test
- Engineers slab design
- Contour survey
- Preliminary building plans
- HIA Plain Language Contact
- All standard Council Fees and Insurances included

**PROTECTION & MAINTENANCE**

- 6.5-year structural guarantee
- 12 month maintenance period
- Engineered slab up to 'S' soil classification
- Engineered treated timber frame trusses
- 3 Coat Ultra Premium paint system
- Temiglass termite barrier
- Environmental Protection Control requirements

**SUSTAINABILITY**

- R2.5 Fibreglass Ceiling Batts to Living Areas and Alfresco
- R1.5 Wall Batts to External Lightweight Cladded Walls (Excluding External Walls with Brickwork Cladding)
- Clipsal Airflow 1200mm 3-blade white ceiling fan/lights to Beds, Living and, Family
- Clipsal Airflow 1200mm 3-blade stainless steel ceiling fan/light to the Alfresco
- All designs achieve a 6-star energy efficiency rating. As per the Sustainable Housing Legislation, 80% of lighting will be fluorescent 1200mm 3-blade white ceiling fan/lights are included to all beds, living and family areas as standard with a 1200mm 3-blade stainless steel ceiling fan/light to the Alfresco area

**Included**

Indigo's comprehensive guarantees and support



INDUSTRY EXPERIENCE



STRUCTURAL GUARANTEE



MAINTENANCE PERIOD



QUALITY BUILD INSPECTIONS



DEDICATED EMERGENCY SUPPORT

## Suppliers

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