

# CORAL HOMES

---

Designer Inclusions

New South Wales



OPTION ONE

## Designer Solutions Price Reduction

Take up to  
**\$30,000\***  
off double storey homes

Looking for the lowest price? Select Option One and receive a Price Reduction to help you build your new home sooner!



Take up to  
**\$30,000\***  
off double storey homes

or



Take up to  
**\$20,000\***  
off single storey homes

\*The Option 1 'Price reduction' - Take up to \$30,000 off Double storey homes shown is based on the Atlanta 477N home design with Designer facade and take up to \$20,000 off Single storey homes shown is based on the Highlands 340N home design with Designer facade. Price reductions are based on homes with Designer inclusions in the Ballina, Lismore, Byron, Coffs Harbour, Newcastle, Central Coast, Port Macquarie, Sydney and Tweed regions in which the average price reduction in these areas is listed within the terms and conditions of Coral Homes website. Full terms and conditions can be found at [www.coralhomes.com.au/terms-conditions](http://www.coralhomes.com.au/terms-conditions). Photography depicts non-standard items such as facade upgrades, window treatments, doors, feature lighting, and other items subject to additional charge or which may not be available. Other items such as landscaping and fencing are not supplied by Coral Homes.

OPTION TWO

## Designer Solutions Premium Upgrades

From only  
**\$2,999<sup>#</sup>**  
for extra premium upgrades

Looking for a little more luxury? Choose Option Two and enjoy our most popular premium upgrades from only \$2,999<sup>#</sup>



900mm Kitchen Appliances



2550mm High Ceilings



Carpet from  
Builder's Standard Range



Ceramic Floor Tiling from  
Builder's Standard Range

\*Option 2 'Premium Upgrades' from \$2,999 is based on Narrow lot home designs across Ballina, Lismore, Byron, Coffs Harbour, Newcastle, Central Coast, Port Macquarie, Sydney and Tweed regions. Acreage, Traditional and Double Storey homes are \$5,999 at an additional cost across these regions. Carpet to be selected from the builder's standard range selected from Carpet Call's "Rumble" range. Photography may depict non-standard items such as Caesarstone® benchtops, cabinetry finishes, flooring, window treatments, bi-fold door, stacker doors, carpet, feature lighting, tapware, sinks, tiling, homewares, furniture, appliances, wallpaper, landscaping, fencing and other items which Coral Homes may not offer or are subject to additional charge. Please speak with your Coral Homes New Home Consultant for more details or for full terms and conditions visit [www.coralhomes.com.au/terms-conditions](http://www.coralhomes.com.au/terms-conditions).





Option One  
Price Reduction

Take up to  
\$30,000\*  
off double storey homes



\*The 'Option 1' Price reduction' offer - Double storey price reduction shown is based on the Atlanta 477N home design with Designer facade and single storey price reduction shown is based on the Highlands 340N home design with Designer facade. Price reductions are based on homes with Designer inclusions in the Ballina, Lismore, Byron, Coffs Harbour, Newcastle, Central Coast, Port Macquarie, Sydney and Tweed regions in which the average price reduction in these areas is listed within the terms and conditions of Coral Homes website. Full terms and conditions can be found at [www.coralhomes.com.au/terms-conditions](http://www.coralhomes.com.au/terms-conditions).



Option One  
Price Reduction

Take up to  
\$20,000\*  
off single storey homes



Photography depicts non-standard items such as stone cladding, feature timber and brick, render finish, porch tiling window treatments, two external paint colours, garage door profile and finish, pergola, paving, Colorbond® roof, feature entry door, driveway, feature lighting and other items subject to additional charge or which may not be available. Other items such as homewares, furniture, landscaping and fencing are not supplied by Coral Homes. Roof colour and external paint colours subject to basis.



## Option Two 900mm Appliances

Upgrade the heart of your home with 900mm stainless steel Kitchen Appliances. Choose from a freestanding cooker or underbench oven with ceramic cooktop. Plus, three rangehood options.



Santorini 30 – North Harbour Estate, Burpengary East



## Select from two Oven options

### OPTION ONE

#### Technika Freestanding Cooker

900mm dual fuel stainless steel freestanding cooker with eight innovative cooking functions, five burners and a spacious 105 litre capacity electric oven



or

### OPTION TWO

#### Technika Built-In Oven

900mm stainless steel electric built-in oven, ten cooking functions and a large 100 litre capacity, complete with removable triple glazed cool touch door



#### Technika Frameless Ceramic Cooktop

A modern 900mm frameless black ceramic glass electric cooktop that's easy to clean with five cooking zones and sensor touch control



## Select from three Rangehood options

### OPTION ONE

#### Technika Rangehood – Sensor Touch

A modern 900mm stainless steel wall mounted externally ducted canopy rangehood, two energy efficient LED lamps and sensor touch control



or

### OPTION TWO

#### Technika Rangehood – Push Button

900mm stainless steel wall mounted externally ducted canopy rangehood, with three speed push button electric control, two halogen globes



or

### OPTION THREE

#### Slideout Stainless Steel Rangehood

900mm front slideout rangehood externally ducted with three speeds *(only available with full width overhead cupboards option)*







## Option Two 2550mm High Ceilings

Make a statement and create space with 2550mm high ceilings for single storey homes and lower floor of double storey homes.



Option Two  
Carpet &  
Ceramic Tiling

For a limited time, select from builder's standard range of carpet and 450mm x 450mm glazed ceramic tiles to perfectly complement your dream home.



DESIGNER SOLUTIONS OPTION TWO

DESIGNER SOLUTIONS OPTION TWO







Photography depicts non-standard facade and items including cladding, render finish, Colorbond® roof, pergola, paving, window treatment, feature stone, stacker doors, feature lighting and more which are not included in the price of homes with Designer Inclusions. Other items such as homewares, furniture, landscaping and fencing are not supplied by Coral Homes.

# Designer Standard Inclusions

## Pre-Construction

- |                           |  |
|---------------------------|--|
| <b>Building Insurance</b> | - OFT (NSW) building insurance fee as per legislation  |
| <b>Engineering</b>        | - Soil report and contour survey<br>- Engineer's slab design<br>- Allowance for building application fees ( <i>region specific</i> )   |
| <b>Site Management</b>    | - Temporary fencing ( <i>site specific</i> )<br>- Earthworks up to 500mm of combined cut and fill to produce an even cut and fill  |
| <b>Connections</b>        | - Allowance made for connection to services of water, sewerage, stormwater and electricity ( <i>site specific</i> )<br>- Surface water grates ( <i>site specific</i> )<br>- Telephone provision ( <i>site specific</i> ) |

## Structural

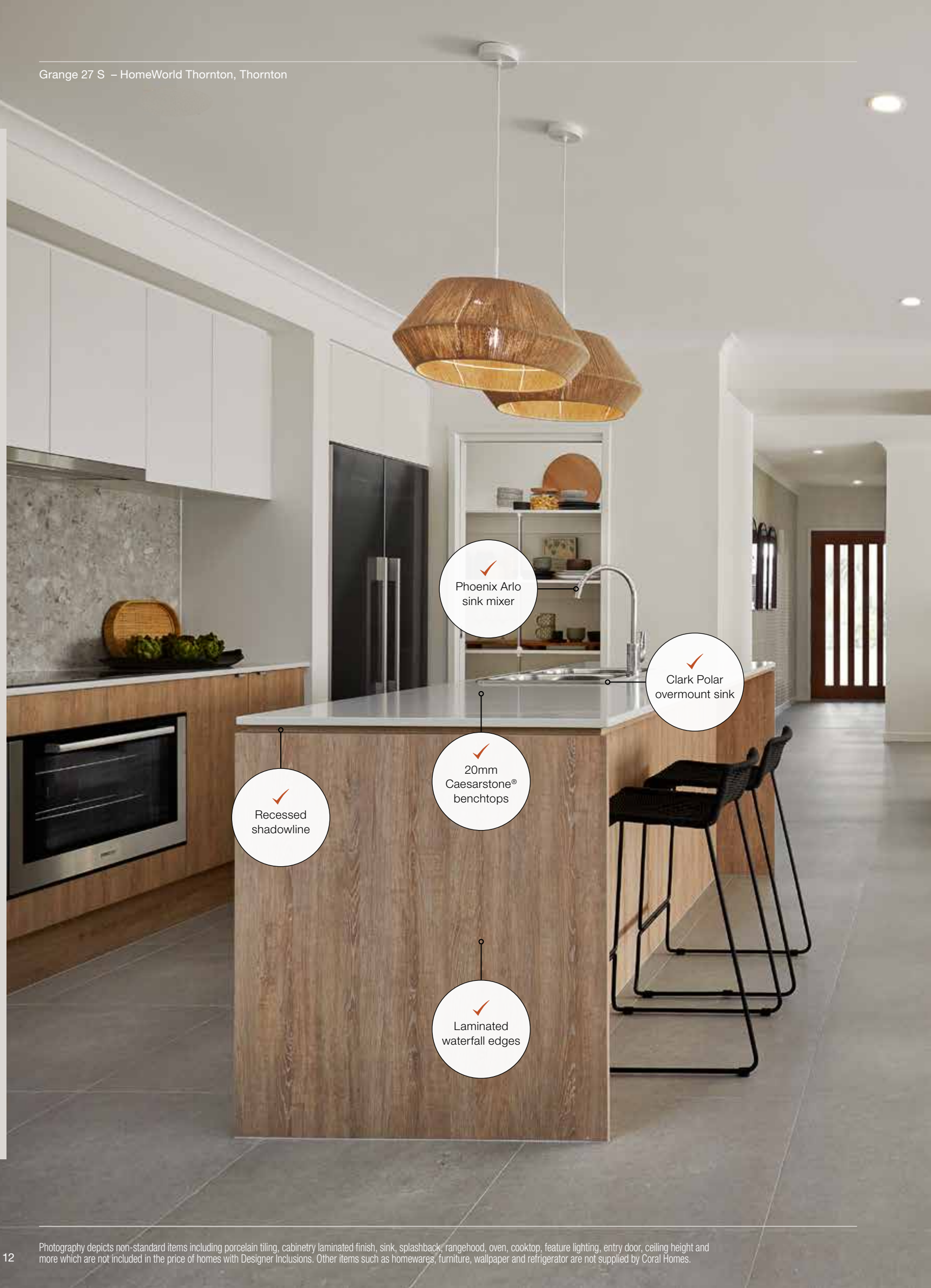
- |                       |   |
|-----------------------|---|
| <b>Frame and Slab</b> | - Truecore® steel frame and Colorbond® roof ( <i>home specific</i> )<br>- Termite treated structural timber frame and roof trusses ( <i>home specific</i> )<br>- Concrete engineer designed slab to suit 'S' class soil classification ( <i>no allowances for piling or retaining walls – region specific</i> )<br>- Concrete slab to suit up to 'M' class soil classification ( <i>region specific</i> ) |
|-----------------------|---|

## Energy Efficiency\*

- |  |  |
|--|--|
| <b>Insulation</b>  | - Minimum R3.5 insulation to internal ceiling areas<br>- Minimum R2.0 insulation to internal walls of garage<br>- Wall wrap sisalation to external walls<br>- Roof sarking and Whirlybird roof ventilator                              |
| <b>Hot Water System</b>  | - 170 litre heat pump hot water system for single storey narrow lot and traditional lot homes<br>- 280 litre heat pump hot water service for single storey acreage lot homes and double storey homes                                   |
| <b>Outdoor Living Fan</b><br>( <i>home and region specific</i> ) | - Ceiling fan with speed controller and a blade rotation diameter of minimum 900mm to one (1) outdoor living ( <i>region specific</i> )<br>- R3.5 insulation batts fitted to one (1) outdoor living ceiling ( <i>region specific</i> ) |
| <b>Water</b>   | - Minimum 3-star WELS rating for shower heads and 4-star WELS rating for tapware and toilets   |
| <b>Weather Seals</b>   | - Weather seals to aluminium windows<br>- Draft seals to external hinged doors including front entry door  |

\*The National Construction Code (NCC 2022) requirements have introduced updates to the 'Energy Efficiency' for release 1 October 2023 (Basix calculator pending). Coral Homes reserves the right to vary, terminate, alter, or withdraw the 'Energy Efficiency' inclusions at their absolute discretion and without notice. All costs to comply with National Construction Code (NCC 2022) requirements will be at the cost of the owner. Refer to coralhomes.com.au/inclusion-levels/ for the latest inclusion levels.





✓  
Phoenix Arlo  
sink mixer

✓  
Clark Polar  
overmount sink

✓  
20mm  
Caesarstone®  
benchtops

✓  
Recessed  
shadowline

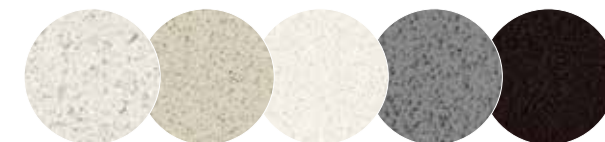
✓  
Laminated  
waterfall edges

*Kitchen*

## Benchtops, Mixers, Sinks & Appliances

### Caesarstone® Benchtops

20mm Caesarstone® benchtops in a range of colours



### Laminated Waterfall Edges

16mm laminated waterfall edges

AND/OR

### Recessed Shadowline

Add a recessed shadowline to your island benchtops



### Sink Mixer

A choice of quality sink mixers:

- ☐ Caroma Cirrus
- ☐ Phoenix Arlo



Caroma Cirrus



Phoenix Arlo

### Sink

A choice of quality stainless steel sinks to compliment your island benchtop:

- ☐ Clark Punch stainless steel 1.75 bowl inset kitchen sink
- ☐ Clark Polar overmount double bowl kitchen sink



Clark Punch 1.75 inset sink



Clark Polar overmount sink

### Appliances

#### Technika Stainless Steel Rangehood

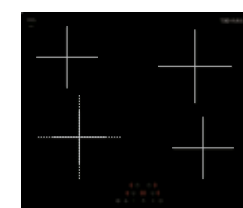
600mm stainless steel wall mounted canopy rangehood with three speeds, two LED lamps and ducted externally



Technika Stainless Steel Rangehood

#### Technika Stainless Steel Oven

600mm stainless steel electric under bench oven with five cooking functions and 62 litre capacity, complete with removable triple glazed cool touch door



Technika Ceramic Glass Cooktop  
(as shown)

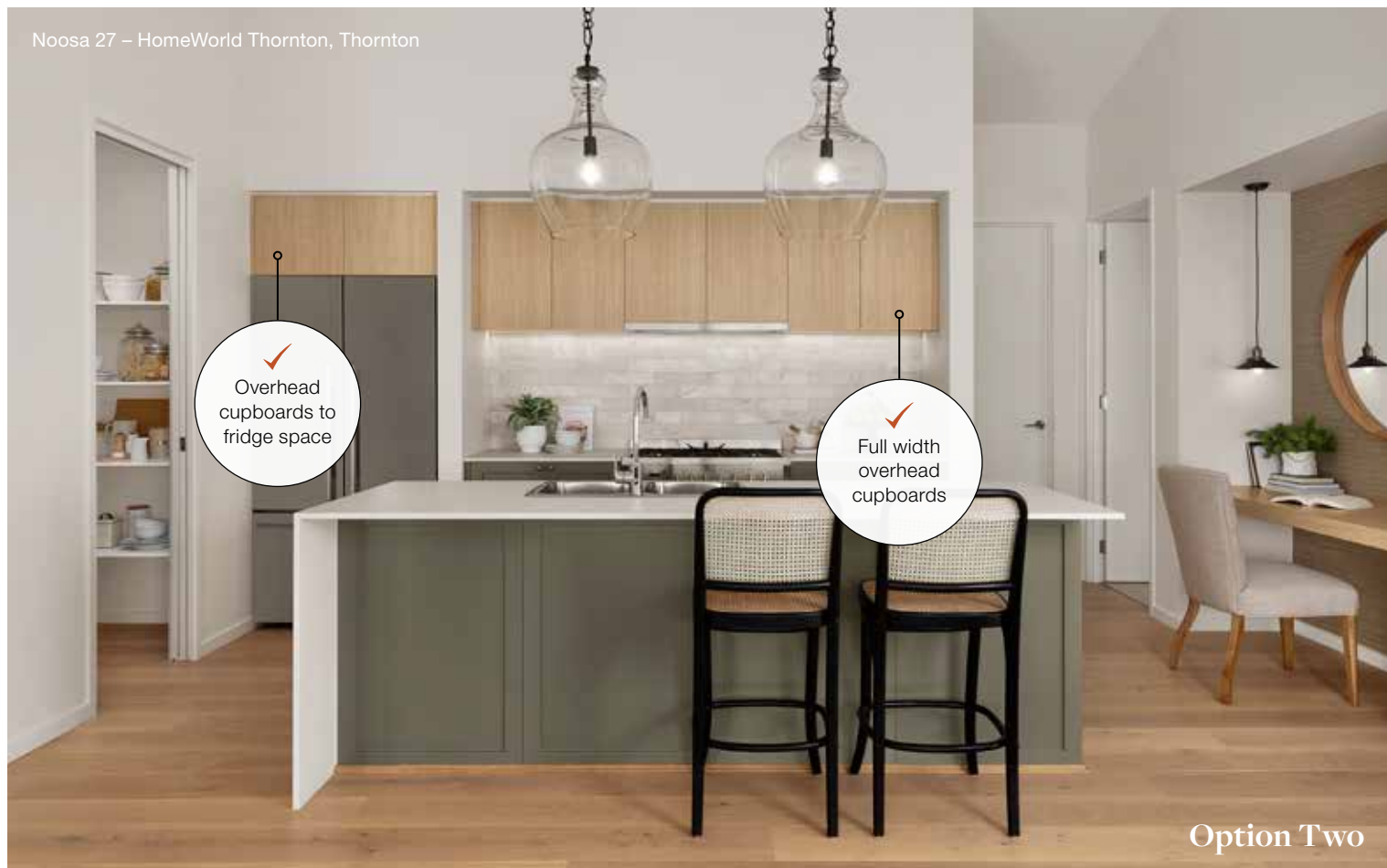
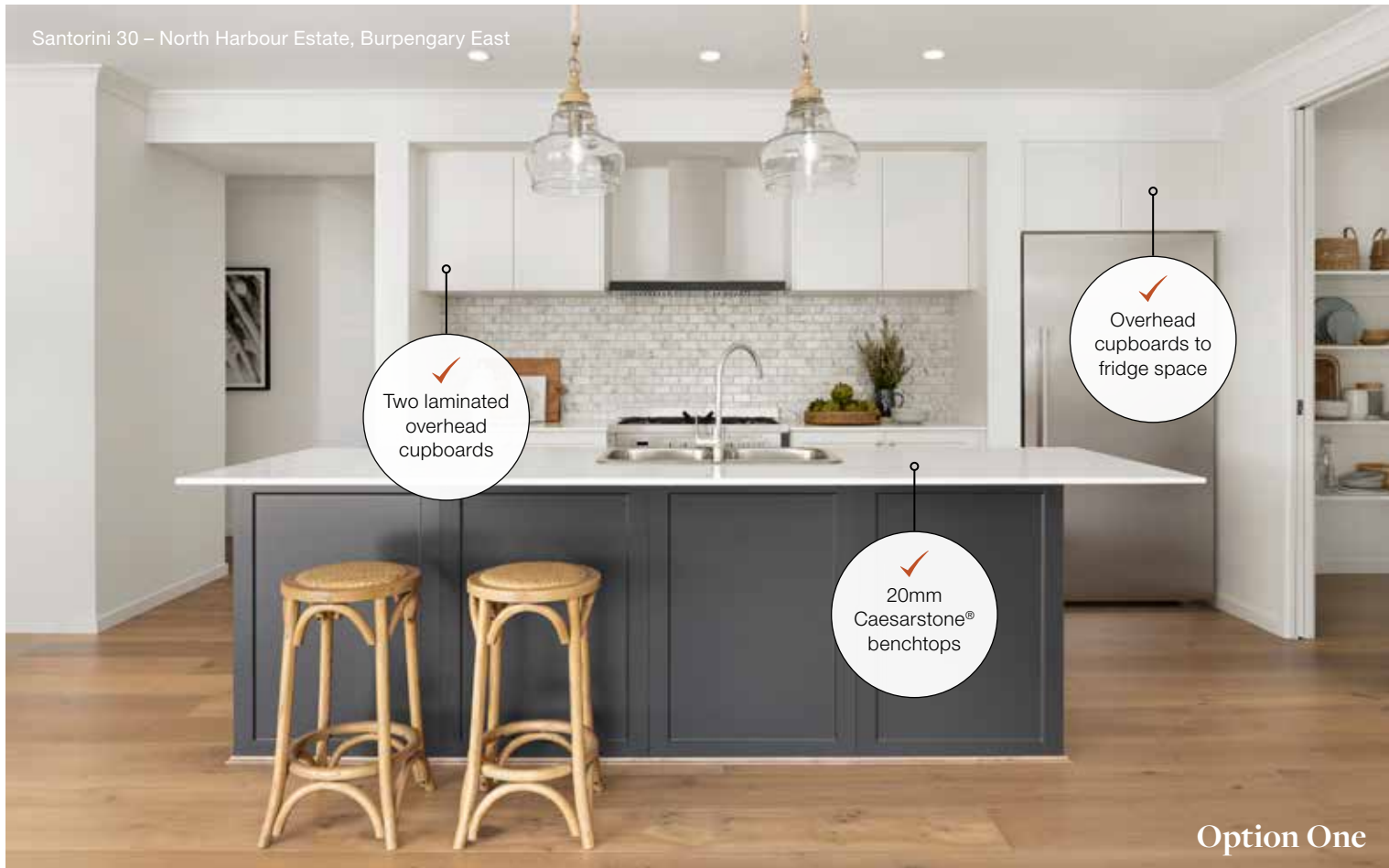


Technika Stainless Steel Oven  
(as shown)

#### Technika Ceramic Glass Cooktop

600mm frameless ceramic glass cooktop with four cooking functions and touch control





## Kitchen Overhead Cupboards

### OPTION ONE

#### Two Door

Two stylish laminated 'handle-less' style overhead cupboards (*each side of rangehood*)

OR

### OPTION TWO

#### Full Width

Spacious laminated 'handle-less' style overhead cupboards that extend the full width of rear bench (*push to open above rangehood*) with bonus 600mm slideout rangehood

Bonus

#### Slideout Rangehood

Receive a 600mm front slideout rangehood with three speeds (*externally ducted*)



#### Fridge Space

Two door laminated 'push to open' overhead cupboards above fridge space for additional storage

#### Soft Close Hinges

Soft close hinges to all drawers, underbench and overhead cupboards

Optional

#### Vertical Woodgrain Finish

Capture the colours, textures and detail of natural timber with the option of a vertical woodgrain finish to your overhead cupboards





Kitchen

## Handles, Provisions & Pantry

### Handles

Choice of handles from the standard builder's range to drawers and doors beneath benches

### Drawers

One bank of four cutlery drawers

### Provisions

Provision for under bench microwave space with pot drawer and dishwasher *(not fully-lined)*

Doors to underside of cooktop bench or island bench

Empoli



Bell Knob



Matane



Plus more



### Pantry Shelves

Keep your kitchen clutter free with four shelves within the pantry

### Pantry Door

Out of sight, out of mind with a 2040mm hinged flush panel door *(home specific)*



Kitchen

## Splashback

### Tiled Splashback

Add a touch of luxury with a tiled splashback from the builder's standard range

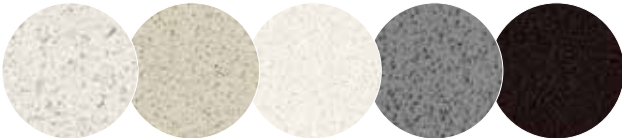






Bathroom & Ensuite  
Caesarstone® Benchtops & Vanities

**Caesarstone® Benchtops**  
20mm Caesarstone® benchtops  
in a range of colours



OPTION ONE

**Wall Hung Vanity**  
20mm Caesarstone® benchtop with custom  
designed wall hung vanity and soft close hinges  
Recessed shadowline (optional)

or

OPTION TWO

**Full Height Vanity**  
20mm Caesarstone® benchtop with custom  
designed full height vanity and soft close hinges  
Recessed shadowline (optional)

**Vanity Wall Tiling**  
2100mm tile height to vanity wall

**Vanity Handles**  
Choice of handles from builder's standard  
range to doors beneath selected vanity

Empoli



Bell Knob



Matane



Plus more





Bathroom & Ensuite

# Mixers, Basins & Showers

OPTION ONE

Basin Mixer

Phoenix Arlo basin mixer  
*(hob mounted)*

Basin

Caroma Tribute inset basin square with tap landing with chrome pop up waste and overflow



Phoenix Arlo basin mixer



Caroma Tribute inset basin – Square

or

OPTION TWO

Basin Mixer

Phoenix Arlo wall mounted basin mixer

Basin

A choice of inset basins with chrome pop up waste and overflow:

- ☐ Clark inset basin – Round
- ☐ Clark inset basin – Square
- ☐ Caroma Luna



Phoenix Arlo wall basin mixer



Clark inset basin – Round



Clark inset basin – Square



Caroma Luna inset basin

Shower Mixer

Phoenix Arlo shower wall mixer *(as shown)*

Rail Shower

Phoenix Vivid 5 function chrome rail shower

Shower Screen

Semi-frameless shower screen



Phoenix Arlo shower wall mixer



Phoenix Vivid 5 function rail shower

Bathroom & Ensuite

# Accessories & Toilet Suite

Accessories

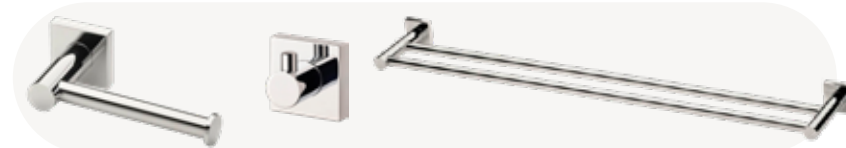
Phoenix Radii round or square chrome toilet roll holders with the choice of either robe hooks or a 600mm double towel rail

Toilet Suite

The Posh Solus round close coupled toilet suite features smooth lines for easy cleaning and is perfect for busy families



Phoenix Radii Round toilet roll holder, robe hook and double towel rail – Chrome



Phoenix Radii Square toilet roll holder, robe hook and double towel rail – Chrome

Powder Room

# Benchtop, Basin & Mixer

*(Home specific)*

Drop Front Vanity

350mm laminated drop front vanity in a range of colours

Basin Mixer

Phoenix Arlo basin mixer (hob mounted)

Basin

Caroma Tribute inset basin square with tap landing and chrome pop up waste and overflow



Phoenix Arlo basin mixer



Caroma Luna inset basin





Madrid 26 – North Harbour Estate, Burpengary East



✓  
Phoenix Arlo  
wall mounted  
bath mixer

✓  
Phoenix Arlo  
wall mounted  
basin mixer

✓  
Clark round  
freestanding  
bath

## Bathroom & Ensuite Mixers, Baths & Mirrors

### Bath Mixer

Phoenix Arlo wall mounted bath mixer

### Freestanding Bath

Freestanding bath with overflow and chrome waste (*home specific*)



Phoenix Arlo wall bath mixer



Clark round freestanding bath

### Mirrors

Frameless polished edge mirrors to full width of vanity

### Privacy Glass

Satinlite obscure glass to bathroom and ensuite windows

Optional

### Mirror Extended Over Bath

700mm high polished edge mirror extending from vanity over bath (*as shown – home specific*)



✓  
700mm  
high polished  
edge mirror  
over bath

✓  
Caroma Luna  
inset basin





Interior

# Internal Doors, Handles & Paint

## Flush Panel Doors

2040mm Flush Panel internal doors

## Door Handles

Choice of Gainsborough chrome passage and privacy internal door handles

- Amelia
- Bailey
- Lianna
- Olive

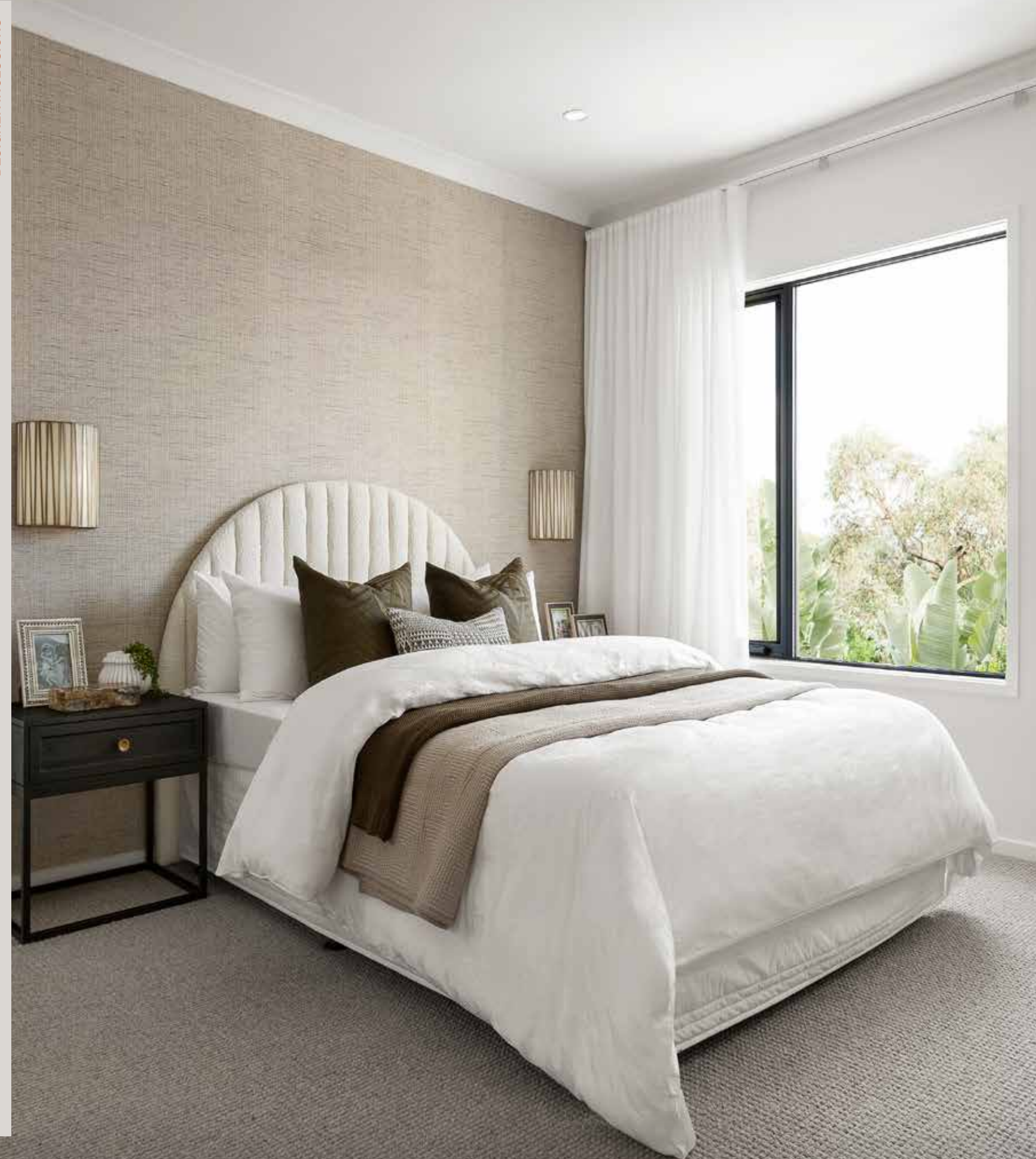
Plus more

## Paint

Durable three coat premium paint system to internal walls. Two coat gloss aquanamel paint to interior mouldings and doors and two coat paint system to ceilings and cornice







Interior

## Ceiling, Storage & Wardrobes

### Ceiling Height

2400mm high ceilings throughout your home

### Linen Cupboards

Four shelves to linen cupboards for increased storage

### Framed Vinyl Sliding Doors

2100mm high framed vinyl sliding door *(home specific)*

or

### Hinged Doors

2040mm flush panel hinged doors *(home specific)*

### Walk-in Robes *(home specific)*

One shelf to robes with chrome hanging rail

### Wardrobes *(home specific)*

One shelf to robes with chrome hanging rail

### Framed Vinyl Sliding Doors

2100mm high framed vinyl sliding doors *(home specific)*

or

### Mirror Sliding Doors to bedroom wardrobes

*(home specific)*





Santorini 30 – North Harbour Estate, Burpengary East

✓  
600mm high  
ceramic tiling

✓  
Extended  
laminated  
benchtop

✓  
760mm  
laminated  
cabinet

Interior

## Technology, Electrical & Laundry

### National Broadband Network

Provision for NBN communication equipment within the garage

### Power Points

One double USB charge point on a double power point

### Electrical

Light points and double powerpoints throughout the home for practicality with one TV point for single storey homes and two TV points for double storey homes

### Indoor Fans

Ceiling fan with speed controller and LED light (*region specific*)

### Laundry Benchtop

Have an organised and functional laundry with an extended laminated laundry benchtop (*up to 1300mm – as shown*)

### Laundry Cabinet

760mm laminated laundry cabinet with drop in tub, chrome mixer tap (*as shown*) and soft close hinges

Recessed shadowline (*optional*)

### Laundry Tiling

600mm high ceramic tiling to cabinet splashback



National Broadband Network



USB charge power point



✓  
Chrome  
mixer tap

✓  
45 litre  
stainless steel  
drop in tub



Boston 42 MKII – Newport Display, Newport

## Exterior Roof, Pitch, Frame & Garage

### Roof Covering *(home specific)*

Designer profile concrete roof tiles with Colorbond® fascia and gutters

### Roof Pitch

Added street appeal with a 25° roof pitch *(home specific)*

### Roof Eaves

450mm eaves *(home specific)*

### Timber Frame *(home specific)*

Build with confidence in the knowledge that your timber frame and trusses are strong and termite treated as standard



### Automatic Garage Door

Modern garage door with textured finish in a range of Colorbond® colours. Includes one wall button and two remotes



Plus more



# Structural Colorbond® Roof & Truecore® Steel Frame

Stand the test of time with Colorbond® roofing  
and house frame made from Truecore® steel now  
included with acreage and double storey homes

Colorbond® | Truecore®

Now  
*included!*  
with Acreage and  
Double Storey  
Homes\*

Colorbond®  
Steel Roof

Truecore®  
Steel Frame

*On display*

**Highlands**  
EVERLEIGH ESTATE,  
GREENBANK

\*Colorbond® Roof & Truecore® Steel Frame now included with Acreage and Double Storey homes applies to all price list regions. Coral Homes reserves the right to substitute the steel house frame with termite treated timber to its absolute discretion where supply or installation is delayed. For homes located within close proximity of surf or exposed marine influences where a steel frame is not eligible for a 50-year warranty from Bluescope Steel – termite treated timber framing will be utilised. Colorbond® Roof & Truecore® Steel Frame inclusion is subject to change without notice. Photography depicts non-standard facade and items including feature stone and brick, porch tiling, render finish, pergola, paving, 2340mm entry door height, stained entry door frame, driveway, feature timber, window treatment, feature lighting and more which are not included in the price of homes with Designer Inclusions. Other items such as homewares, furniture, landscaping and fencing are not supplied by Coral Homes.





✓  
Aluminium  
windows

Exterior

# External & Grand Entry Doors

Door Handle

Gainsborough Double Cylinder  
Trilock entry door handle



Angular

Front Entry Door/s

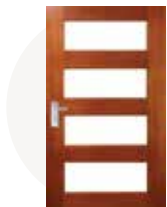
Welcome guests with a stained  
or painted door with clear glazing  
*(home and region specific)*

Grand Single Entry Door

One statement 1200mm x 2040mm or  
820mm x 2040mm timber front entry  
door *(home and region specific)*



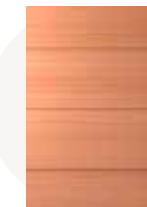
XLR160



XS24



XS45



XLR150

Plus more

Windows and Sliding Doors

Powder coated aluminium windows with  
keyed locks, 2100mm high sliding doors  
and stacker doors to maximise natural  
lighting *(home specific)*





# Designer Standard Inclusions

## Kitchen

Caesarstone® Benchtops	<ul style="list-style-type: none"><li>- 20mm Caesarstone® benchtops in a range of colours</li><li>- Laminated waterfall edges <i>(optional)</i></li><li>- Recessed shadowline <i>(optional)</i></li></ul>
Overhead Cupboards	<ul style="list-style-type: none"><li>- One (1) laminated, two (2) door 'push to open' style overhead cupboard above fridge space</li><li>- Laminated 'handle-less' style overhead cupboards to full width of rear bench, or two (2) laminated 'handle-less' style overhead cupboards <i>(each side of rangehood)</i></li><li>- 600mm front slideout rangehood <i>(optional)</i></li><li>- Vertical Woodgrain finish to overhead cupboards <i>(optional)</i></li></ul>
Soft Close Hinges	<ul style="list-style-type: none"><li>- Soft close hinges to overhead cupboards, cabinets and drawers</li></ul>
Sink & Sink Mixers	<ul style="list-style-type: none"><li>- Caroma Cirrus or Phoenix Arlo</li><li>- Clark Punch stainless steel 1.75 bowl inset sink or Clark Polar overmount double bowl sink</li></ul>
Appliances	<ul style="list-style-type: none"><li>- 600mm Technika stainless steel wall mounted canopy rangehood</li><li>- 600mm Technika stainless steel electric under bench oven</li><li>- 600mm Technika frameless ceramic glass cooktop</li></ul>
Cabinetry	<ul style="list-style-type: none"><li>- Fully-lined interior and exterior laminated cabinetry</li><li>- Doors to underside of cooktop bench and island bench</li><li>- One (1) bank of four (4) cutlery drawers</li><li>- Provision for under bench microwave space with pot drawer <i>(not fully-lined – home specific)</i></li><li>- Provision for dishwasher <i>(not fully-lined)</i></li><li>- Choice of handles from builder's standard range to drawers and doors beneath benches</li><li>- Four (4) shelves to pantry with 2040mm flush panel door <i>(home specific)</i></li></ul>
Splashback	<ul style="list-style-type: none"><li>- Tiled splashback from builder's standard range</li></ul>

## Laundry

Laundry Unit	<ul style="list-style-type: none"><li>- 45 litre stainless steel drop in tub</li></ul>
Laundry Cabinet & Benchtop	<ul style="list-style-type: none"><li>- 760mm wide laminated laundry cabinet <i>(with soft close hinges)</i></li><li>- An extended laminated laundry benchtop <i>(up to 1300mm)</i></li><li>- Recessed shadowline <i>(optional)</i></li></ul>
Tapware	<ul style="list-style-type: none"><li>- Chrome laundry mixer tap</li></ul>
Tiling	<ul style="list-style-type: none"><li>- 600mm high ceramic tiling to laundry cabinet splashback</li><li>- Ceramic tiling to laundry floor with 150mm skirting tile <i>(nominal)</i></li><li>- Choice of tiles from builder's standard range</li></ul>

Noosa 27 – HomeWorld Thornton, Thornton



## Bathroom & Ensuite

Caesarstone® Benchtops	<ul style="list-style-type: none"><li>- 20mm Caesarstone® benchtops in a range of colours</li></ul>
Custom Vanities	<ul style="list-style-type: none"><li>- Custom designed wall hung or full height vanity with fully-lined laminated finish and choice of handles from builder's standard range with soft close hinges <i>(woodgrain finish not included)</i></li><li>- Recessed shadowline <i>(optional)</i></li></ul>
Basins	<ul style="list-style-type: none"><li>- Caroma Tribute inset square, Caroma Luna inset, Clark inset round or Clark inset square basins with chrome pop up and overflow</li></ul>
Accessories	<ul style="list-style-type: none"><li>- Phoenix Raddi round or square chrome toilet roll holders, one (1) double towel rails or two (2) robe hooks</li></ul>
Basin Mixer	<ul style="list-style-type: none"><li>- Phoenix Arlo hob mounted basin mixer or wall mounted mixer</li></ul>
Freestanding Bath	<ul style="list-style-type: none"><li>- 1400mm or 1600mm bath with overflow and chrome waste <i>(home specific)</i></li></ul>
Bath & Shower Mixers	<ul style="list-style-type: none"><li>- Phoenix Arlo wall mounted bath and shower mixers</li></ul>
Rail Shower	<ul style="list-style-type: none"><li>- Phoenix Vivid 5 function chrome rail shower</li></ul>
Shower Screens	<ul style="list-style-type: none"><li>- Semi-frameless shower screen with silver frame colour and pivot action door</li></ul>
Mirrors	<ul style="list-style-type: none"><li>- 900mm high frameless polished edge mirrors to width of vanity</li><li>- Mirror extended over bath <i>(optional – home specific)</i></li></ul>
Toilet Suites	<ul style="list-style-type: none"><li>- Posh Solus round toilet suite with soft close seat</li></ul>
Tiling	<ul style="list-style-type: none"><li>- Ceramic floor tiling to ensuite/s and bathroom/s</li><li>- Extended tile height to 2100mm on vanity wall and 2100mm high shower in ensuite/s and bathroom/s with 150mm high skirting tile <i>(nominal)</i></li><li>- Choice of tile colours from builder's standard range</li></ul>
Privacy Glass	<ul style="list-style-type: none"><li>- Satinlite obscure glass to bathroom and ensuite windows</li></ul>
Floor Grates	<ul style="list-style-type: none"><li>- Chrome round floor grates</li></ul>

## Powder Room

Basin Mixer	<ul style="list-style-type: none"><li>- Phoenix Arlo hob mounted basin mixer</li></ul>
Basin	<ul style="list-style-type: none"><li>- Caroma Luna inset basin with tap landing and chrome pop up waste and overflow</li></ul>
Custom Vanity	<ul style="list-style-type: none"><li>- Custom designed full height vanity with fully-lined laminated finish and choice of handles from builder's standard range with soft close hinges</li><li>- Recessed shadowline <i>(optional)</i></li></ul>
Drop Front Vanity	<ul style="list-style-type: none"><li>- 350mm laminated top with drop front vanity in a range of colours</li></ul>
Mirror	<ul style="list-style-type: none"><li>- 900mm high frameless polished edge mirror to width of hand basin and custom vanity</li></ul>
Toilet Suite	<ul style="list-style-type: none"><li>- Posh Solus round toilet suite with soft close seat</li></ul>
Tiling	<ul style="list-style-type: none"><li>- Ceramic floor tiling</li><li>- 150mm high skirting tile <i>(nominal)</i></li><li>- Choice of tile colours from builder's standard range</li></ul>
Accessories	<ul style="list-style-type: none"><li>- Phoenix Raddi round or square chrome toilet roll holder</li></ul>

Home Specific

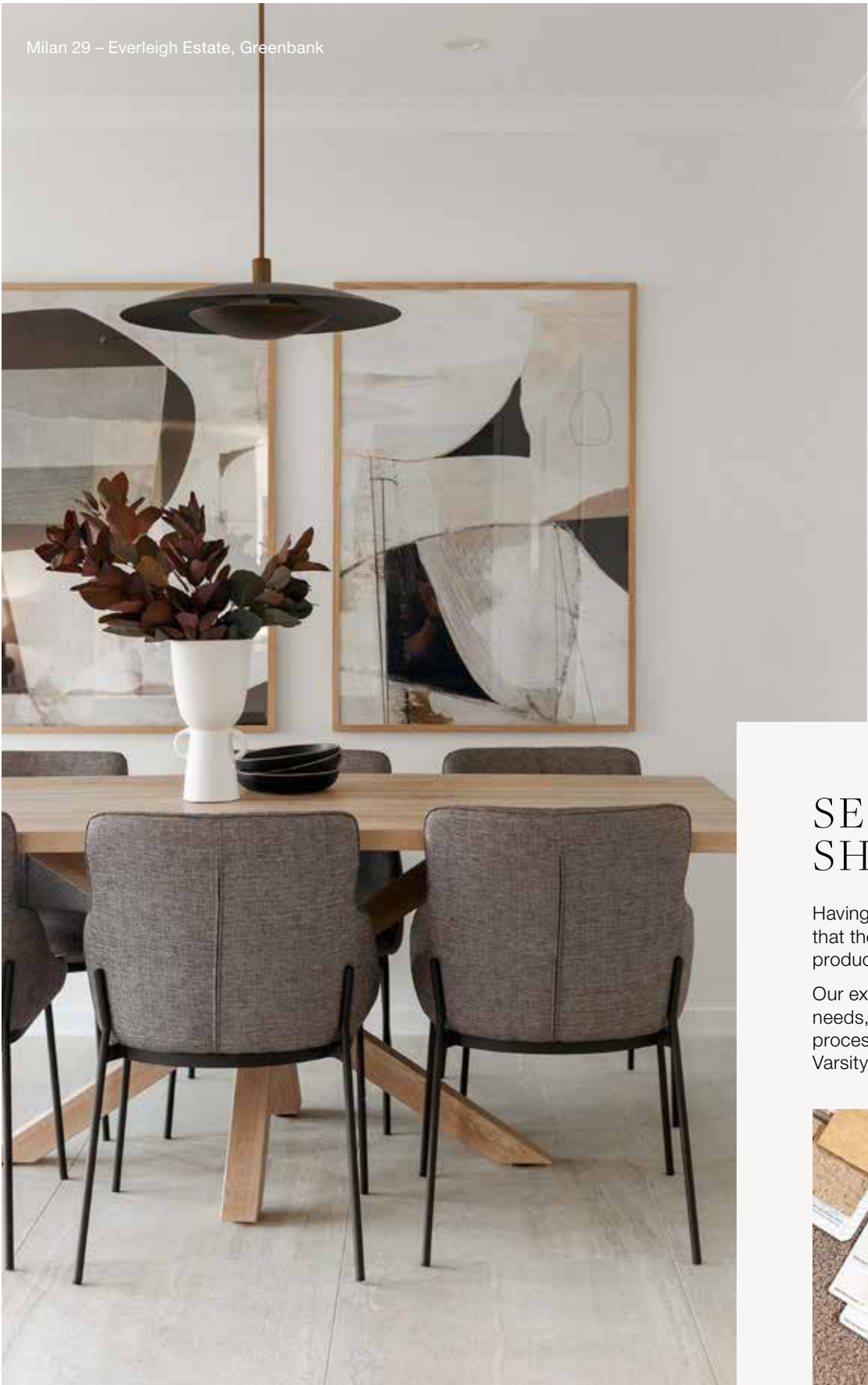


# Designer Inclusions

## Interior

Ceiling Height	- 2400mm high ceilings to single storey and double storey homes
Internal Doors & Handles	- 2040mm flush panel internal doors - Gainsborough chrome passage and privacy internal door handles from builder's standard range ( <i>room specific</i> )
Linen Cupboards	- Four (4) shelves to linen cupboards - 2100mm high framed vinyl sliding door or 2040mm hinged door to linen cupboards ( <i>home specific</i> )
Wardrobes	- One (1) shelf to robes with chrome hanging rail - 2100mm high framed vinyl sliding doors or 2040mm hinged doors to bedroom robes ( <i>home specific</i> ) or - Mirror sliding doors to bedroom wardrobes ( <i>home specific</i> )
Broom Cupboards <i>(home specific)</i>	- One (1) shelf to broom cupboards - 2040mm high hinged door ( <i>home specific</i> ) - Chrome dummy lever door handle from builder's standard range
Staircase	- Cover Grade (to suit carpet) Staircase ( <i>double storey homes</i> )
Skirting, Architraves & Cornice	- Choice of skirting and architraves from builder's standard range - 75mm cove style cornice throughout home
Paint	- Three (3) coat paint system to internal walls - Two (2) coat gloss aquanamel paint to interior mouldings and doors - Two (2) coat paint system to ceilings and cornice - Light points throughout ( <i>home specific</i> ) - One (1) two-way light switch to staircase ( <i>double storey homes</i> ) - Double power points throughout ( <i>home specific</i> ) - Five (5) single power points in nominated locations - One (1) TV point for single storey homes and two (2) TV points for double storey homes - Exhaust fan ducted to eaves or brickwork ( <i>if no eave exists – home specific</i> ) - Earth leakage circuit breakers - Smoke detectors - Ceiling fan with Speed controller and LED light throughout ( <i>region specific</i> )
Electrical	
National Broadband Network	- Provision for NBN communication equipment within the garage
Power Point	- One (1) double USB charge point on a double power point

Milan 29 – Everleigh Estate, Greenbank



## Exterior

Front Entry Door	- Gainsborough double cylinder trilock entry set - Choice of 820mm or 1200mm x 2040mm painted timber front entry door with a painted timber frame and clear glazing to door and sidelight ( <i>home and region specific</i> ) from builder's standard range - Stained entry door ( <i>optional</i> )
External Hinged Doors	- 820mm x 2040mm painted flush panel half glass door to garage and/ or laundry with Gainsborough Governor knob and double cylinder deadlock ( <i>home specific</i> )
Windows & Sliding Doors	- Powder coated aluminium windows with keyed locks, sliding doors and stacker doors ( <i>home specific</i> )
Automatic Garage Door	- Garage door with textured finish in a range of Colorbond® colours and includes one wall button and two remotes
Cladding	- Face brick finish with a large range of brick colours to choose from builder's standard range ( <i>home specific</i> ) - Lightweight cladding with painted finish ( <i>home specific</i> )
Garden Taps	- Two (2) external brass taps ( <i>home specific</i> )
Outdoor Living Fan <i>(home and region specific)</i>	- Ceiling fan with speed controller and a blade rotation diameter of minimum 900mm to one (1) outdoor living

## Roof

Roof Covering	- Designer profile concrete roof tiles
Downpipes	- Round PVC painted downpipes
Fascia and Gutters	- Steel fascia and gutters in a range of Colorbond® colours
Roof Pitch	- 25 degree roof pitch ( <i>home specific</i> )
Roof Eaves	- 450mm eaves ( <i>home specific</i> )

# SELECTION SHOWROOMS

Having built thousands of homes, we understand that the process of choosing the colours and products can at times seem a little overwhelming.

Our experts take the time to understand your needs, and will help guide you through the process. In two convenient locations – Varsity Lakes, QLD and Tuggerah, NSW.



## Selection Appointment

Our Selection Showroom features an extensive range of fixtures, fittings and showcases all the latest industry products. With numerous styles and colour schemes to choose from, our expert interior designers will help tailor your home and lifestyle to ensure your home is as unique as you!

## Lighting & Electrical Appointment

A trained consultant will assist you with your lighting and electrical plan. You will see your electrical plan designed on the screen in front of you as your consultant takes you through the rooms of your new home to discuss the various options.

## Tile Appointment

Complete your tile selections with the guidance of an expert consultant at one of our tile partner's selection showrooms. Get the right advice to ensure you have the latest on-trend colour scheme for the all-important tiled areas of your new home.



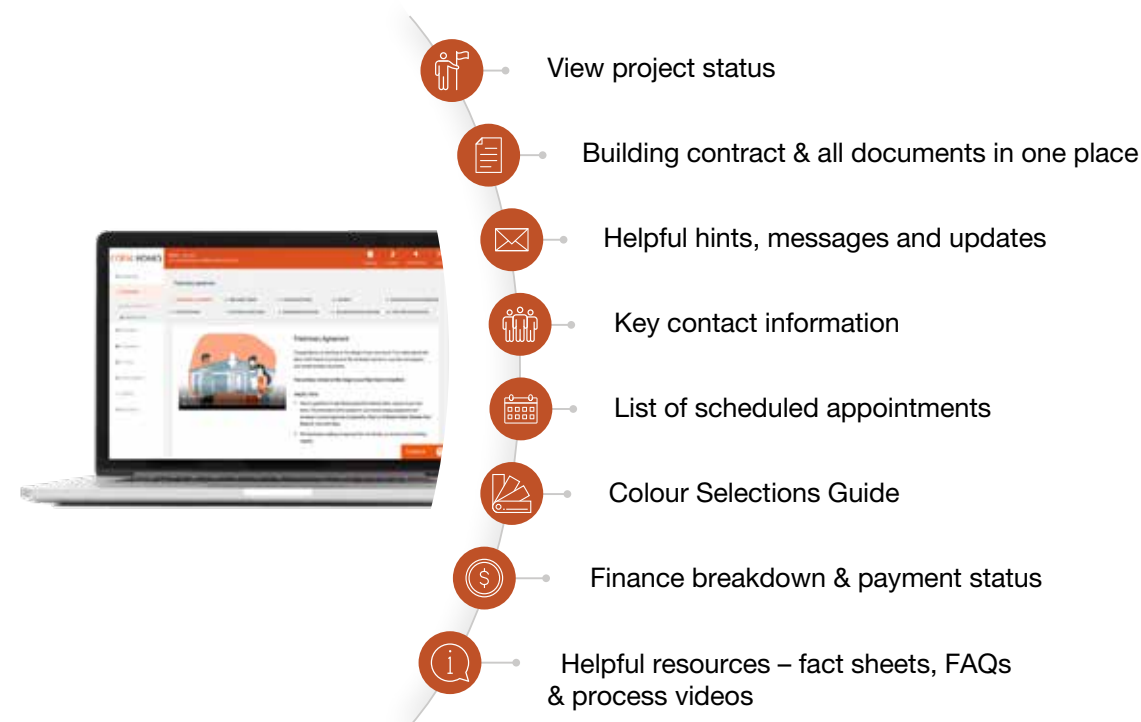
# Coral Homes Customer Portal

Everything you need to stay on track for your home building journey is now in one online platform. The Customer Portal is a one-stop-shop for all project updates, helpful resources, building contracts, your documents, communication and much more.

You'll gain 24/7 access to the Coral Homes Customer Portal once you have signed your initial paperwork and your home deposit has been completed.



## Customer Portal features



Monash 32 SZ – HomeWorld Leppington, Leppington



Scan  
to view digital  
brochure

## Important information about this guide:

### Changes to the National Construction Code

The National Construction Code of Australia (NCC) is a performance-based code that sets the minimum requirements in relation to structure, fire safety, accessibility, health and amenity, and sustainability.

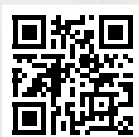
**#NCC Qualification:** NCC requirements relating to 'Energy Efficiency' have not been applied to this brochure and additional costs will apply for Building Sustainability Index (BASIX) compliance for items including **but not limited to** insulation, roof and external wall colours, window and door glazing upgrades, appliances, plumbing fixtures, water tanks, insulation, roof and external wall colours (Base prices include single glazed clear float to habitable rooms and obscure glass to wet areas).

Changes to the National Construction Code (NCC 2022 requirements relating to 'Energy Efficiency' are effective from 1 October 2023. Accordingly, the inclusions, floorplans, and homes on display (and featured within this guide) are subject to change without notice in order to comply with the requirements of the NCC 2022 including but not limited to 'Energy Efficiency' & 'Accessible Housing' (as amended from time to time).

Coral Homes reserves the right to vary, terminate, alter, or withdraw the plans and inclusions at their absolute discretion and without notice. Coral Homes will not be responsible for any additional costs associated with changes to the floorplans or inclusions to ensure they comply with the NCC 2022 (as amended from time to time). Such costs may be passed on to and will be required to be paid by the customer.

For further details please speak with a Coral Homes New Home Consultant or for full terms and conditions visit [coralhomes.com.au/terms-conditions/](https://coralhomes.com.au/terms-conditions/) or scan the QR code below

Rest easy knowing your  
new home will be built  
with the most up-to-date  
industry standards.





# Why Coral Homes?

Our foundation was built on transparency, trust and exceptional customer service. Having built over 25,000 homes across three decades, our customers receive a fixed price guarantee, independent quality checks and so much more.



## 33+ Years Experience

Over 25,000 families have trusted us to build their family home. Providing a high level of quality, value for money, security and transparency, is why we are one of Australia's largest home builders today.



## Fixed Price Guarantee

We understand the financial commitments around building a home and provide you with peace of mind by offering contracts with a Fixed Price Guarantee\* upfront.



## Independent Quality Inspections

We have a stringent seven step Quality Assurance process to ensure we build each and every home to a high quality. This process includes an independent quality inspection.



## HIA Professional Major Builder

We're a proud two-time winner of the HIA Professional Major Builder Award, the industry's most prestigious award. We equally value what our customers have to say so we are honoured to be named Product Reviews' 2021 & 2022 winners for customer satisfaction.

# CORAL HOMES

[coralhomes.com.au](https://coralhomes.com.au)

\*The fixed price guarantee is in respect to the cost of construction of your house and associated site works in accordance with the specifications of your contract. Coral Homes reserves the right to vary, terminate or suspend the operation of the Fixed Price Guarantee offer in its absolute discretion, without notice.