

# CORAL HOMES

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*Elegance Inclusions*

New South Wales





Elegance Inclusions  
with luxury extras

UP TO  
\$50,000\*  
WORTH OF *luxury extras* INCLUDED

Coral Homes have redefined luxury. Our top tier Elegance Inclusions allow you to elevate your home with the finest quality colours, fixtures and finishes. Select Elegance Inclusions and receive up to **\$50,000\* worth of luxury extras** for no extra cost.



Daikin Ducted Air-Conditioning



Smart Home Automation



Floor Tiling



Carpet



Statement Staircase



Additional Lighting

\*Up to \$50,000 is based on the Atlanta 477N for the Ballina, Lismore and Byron, Coffs Harbour, Newcastle and Central Coast, Port Macquarie, Sydney and Tweed price list regions. The average value of the inclusions in the Offer is listed within the terms and conditions of Coral Homes website. Price shown is in addition to the Elegance Inclusions price of the chosen home design. Credits will not be provided. Elegance Inclusion applies for all new home preliminary agreements entered into from the promotion commencement date of 29th of September 2023 and is available for homes with Coral Homes' Elegance specification level only based on the Elegance Price List as updated from time to time and available on our website. Elegance Inclusions may vary depending on your choice of home design. All products and selection options will be nominated by Coral Homes. Due to the continuing development of our product, Coral Homes reserves the right to alter product specifications and suppliers at any time and without notice. Geographic restrictions may apply to the availability of some of Elegance Inclusions. Not all upgrade items in the offer are available for all home designs. Coral Homes reserves the right to vary, suspend, cancel, or terminate the offer or the terms and conditions to its absolute discretion and without notice. Speak to your New Home Consultant for further information on home specific upgrades. Geographic restrictions may apply to the availability of some of the offer. For full terms and conditions visit coralhomes.com.au/terms-conditions. Photography throughout this guide depicts non-standard items such as Caesarstone® colours, cabinetry handles, profiles and finishes, wall ovens, integrated refrigerators, flooring, timber stain colour on statement staircase, feature lighting, stacker sliding doors and handles, square set ceilings and ceiling height, built-in cabinetry, feature tiling, raked ceilings, non-standard facades, window furnishings, outdoor fans and more which are not included in the price of homes with Elegance Luxury Inclusions. Other items such as homewares, furniture, wallpaper, landscaping, swimming pools, water features, timber decking, built-in outdoor benches and fencing are not supplied by Coral Homes. © Coral Homes Pty Ltd. The copyright in the floorplans and facades depicted in this brochure are owned by or licensed to Coral Homes Pty Ltd and may not be reproduced, copied or dealt with in any manner which infringes the exclusive rights of Coral Homes Pty Ltd as prescribed by the Copyright Act 1968 without the express written authorisation of Coral Homes Pty Ltd. QBCC 50792/1014053 & NSW OFT 62084C, MAR-24



## Luxury extra Daikin Ducted Air-conditioning

Stay cool in summer and warm in winter with Daikin multi-zoned reverse cycle ducted air-conditioning.



## Luxury extra Smart Home Automation

Enjoy the convenience of an automated smart home with the MyPlace system.

MyPlace allows you to control your lights, garage door, air-conditioning and more, all from your smart phone device or tablet.

It's also compatible with Google Home and Amazon Alexa for a voice-controlled smart home experience.





## Luxury extra Floor Tiling

Add luxury to main flooring areas with large format 600x600mm glazed ceramic tiles.



Sacramento 318Q – Springfield Rise Estate, Spring Mountain



Photography depicts non-standard items such as porcelain tiling, square set ceiling and ceiling height, stacker sliding doors and handles, outdoor fan and more which are not included in the price of homes with Elegance Luxury Inclusions. Other items such as homewares, furniture, landscaping, timber decking, built-in outdoor bench and fencing are not supplied by Coral Homes.

Baltimore 38 – Arise Estate, Rochedale



## Luxury extra Carpet

In bedrooms and other nominated areas, choose from a stunning selection of carpet colours from builder's standard range with foam underlay providing extra comfort underfoot.

Photography depicts non-standard items such as feature lighting, window furnishings, carpet and more which are not included in the price of homes with Elegance Luxury Inclusions. Other items such as wallpaper, homewares and furniture are not supplied by Coral Homes.



## Luxury extra Statement Staircase

Make a bold statement with a stunning feature staircase in your double storey home.

Enjoy upgraded design features, such as timber-stained base tread and riser, glass balustrade and carpet.



Sacramento 318Q – Springfield Rise Estate, Spring Mountain



Photography depicts non-standard items such as timber stain colour on statement staircase, porcelain tiling, feature lighting, square set ceiling and ceiling height and more which are not included in the price of homes with Elegance Luxury Inclusions. Other items such as homewares and furniture are not supplied by Coral Homes.

Baltimore 331Q – Springfield Rise Estate, Spring Mountain



## Luxury extra Additional Lighting

Illuminate your home with upgraded lighting above the entry, hallway, pantry, dining area and kitchen.

Up to 30 additional downlights will help create a welcoming ambience in your new home.

Photography depicts non-standard items such as timber flooring, ceiling height, corner stacker sliding doors and handles, feature windows, outdoor fan, window furnishings and more which are not included in the price of homes with Elegance Luxury Inclusions. Other items such as homewares, furniture, landscaping, swimming pool, water feature and fencing are not supplied by Coral Homes.



Sacramento 318Q – Springfield Rise Estate, Spring Mountain

Photography depicts non-standard facade and items including feature brick, render finish, timber panelling over windows, timber panel garage door, porcelain tiling, timber stain colour on statement staircase, square set ceiling and ceiling height, stacker sliding doors and handles, built-in cabinetry, window furnishings, feature lighting and more which are not included in the price of homes with Elegance Luxury Inclusions. Other items such as homewares, furniture, paving, driveway, landscaping and fencing are not supplied by Coral Homes.

## Elegance Inclusions Quality foundations

### 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 (no allowances for piercing or retaining walls – <i>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.





20mm  
Caesarstone®  
rear benchtop

**Bonus**  
1200mm wide  
island bench to  
double storey  
homes

Photography depicts non-standard items including slideout stainless steel rangehood, porcelain tiling, timber flooring, tapware, island bench cabinetry, glass display cabinet, cabinetry handles, profiles and finishes, integrated refrigerators, feature lighting, feature tiling to splashback, built-in cabinetry and more which are not included in the price of homes with Elegance Luxury Inclusions. Window splashback not available in NSW region. Other items such as homewares, furniture, refrigerators, window furnishings, landscaping and fencing are not supplied by Coral Homes.

*Kitchen*

## Caesarstone® Benchtops

### Caesarstone® Benchtops

20mm Caesarstone® benchtops in a range of Crystalline silica-free colours



### Caesarstone® Island Benchtop

#### – Waterfall Edges

Durable 20mm Caesarstone® island benchtop with luxurious waterfall edges, including eye catching 20mm Caesarstone® to the rear benchtop *(as shown)*



Option One

or

### Caesarstone® Island Benchtop

#### – 40mm

40mm statement piece Caesarstone® island benchtop, including eye catching 20mm Caesarstone® to the rear benchtop *(as shown)*



Option Two

**Bonus**

### Double Storey Homes

#### Extended Island Benchtop

1200mm extra wide island bench for double storey homes *(home specific)*





## Kitchen Overhead Cupboards

### Full Width

Spacious laminated 'handle-less' style overhead cupboards that extend the full width of rear bench with soft close hinges



Option One

or

### Two Door

Two stylish 'handle-less' style overhead cupboards with soft close hinges (each side of rangehood)



Option Two

### Fridge Space

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

### Water Connection

Convenient hassle-free water connection to fridge space

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 Sink Mixers & Sinks

### Sink Mixer

A choice of chic, functional sink mixers in chrome or matte black to suit your taste

- ☐ Phoenix Arlo
- ☐ Caroma Basis – Chrome only



Phoenix Arlo – Chrome or matte black (as shown)



Caroma Basis – Chrome

### Sink

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

- ☐ Clark Punch 1.75 inset
- ☐ Clark Polar overmount
- ☐ Clark Polar undermount



Clark Punch 1.75 inset sink



Clark Polar overmount sink (as shown below)



Clark Polar undermount sink (as shown)





*Kitchen*  
European Designed Appliances

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

**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



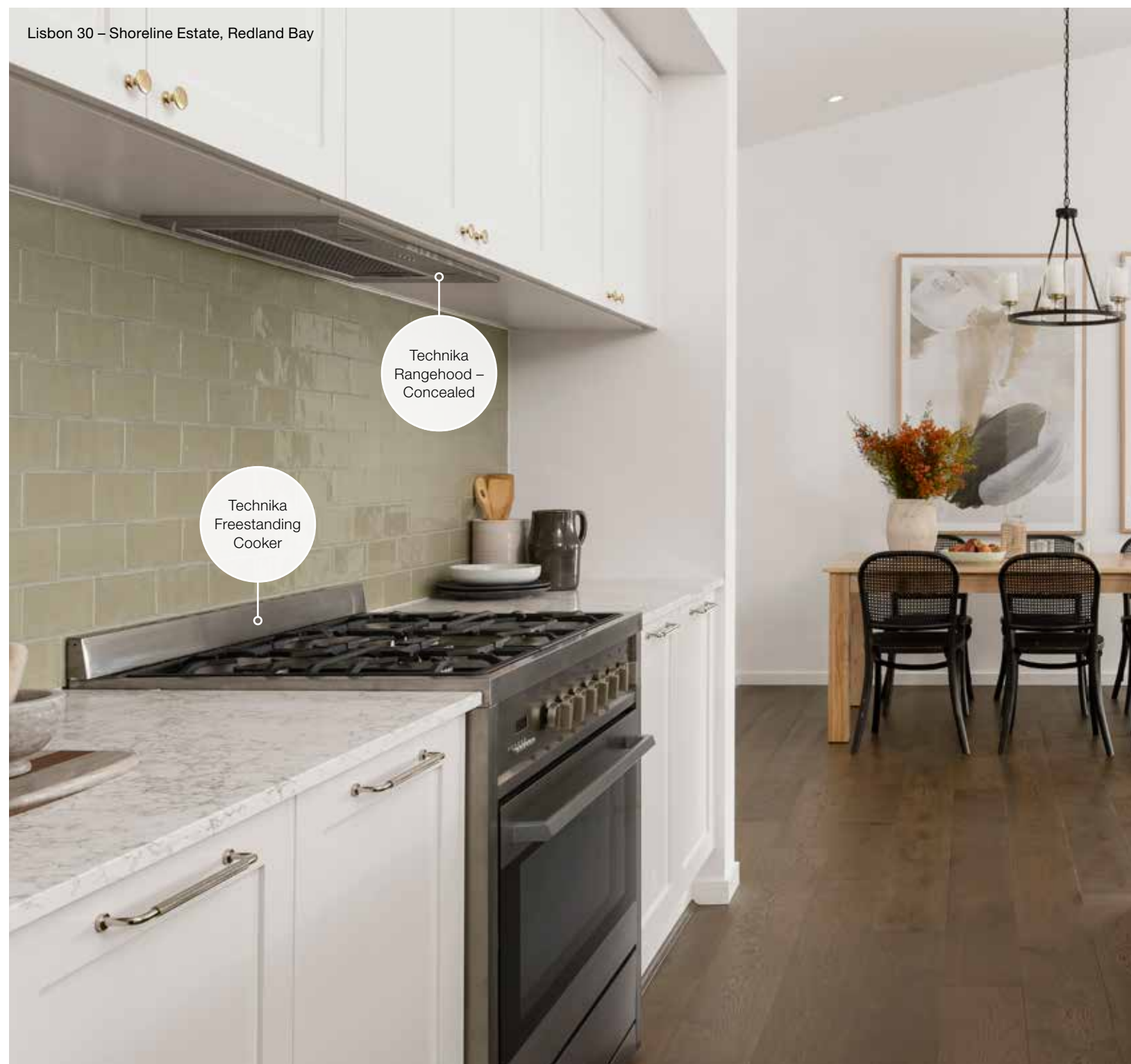
Option Two

**Technika Built-In Oven**

900mm stainless steel and black glass electric built-in oven, ten cooking functions and a large 100 litre capacity, complete with removable triple glazed cool touch door to keep curious hands safe



Lisbon 30 – Shoreline Estate, Redland Bay



Technika Rangehood – Concealed

Technika Freestanding Cooker

Option One

or

Option Two

**Technika Rangehood – Sensor Touch**

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



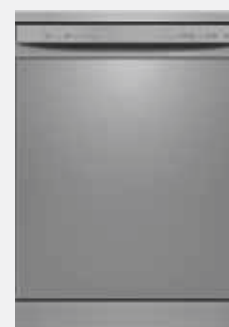
**Technika Rangehood – Concealed**

700mm concealed undermount rangehood, offering superior air extraction across three fan speeds with push button electric control, two energy efficient LED lamps and ducted externally



**Stainless Steel Dishwasher**

600mm stainless steel freestanding dishwasher with 14 place settings and seven wash programs





## Kitchen Handles & Provisions

### Handles

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

Empoli



Bell Knob



Baldone



Plus more

### Drawers

One bank of four soft close cutlery drawers (*home specific*)

### Soft Close Hinges

Soft close hinges to all drawers, underbench and overhead cupboards

### Provisions

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



## Kitchen Splashback & Pantry

### Tiled Splashback

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



### Pantry Shelves

Keep your kitchen clutter free with four shelves within the pantry

### Pantry Door

Out of sight, out of mind with a 2340mm hinged flush panel door (*home specific*)

or

### Cavity Slider

This hidden door saves precious floor space and allows easy pantry access (*home specific*)



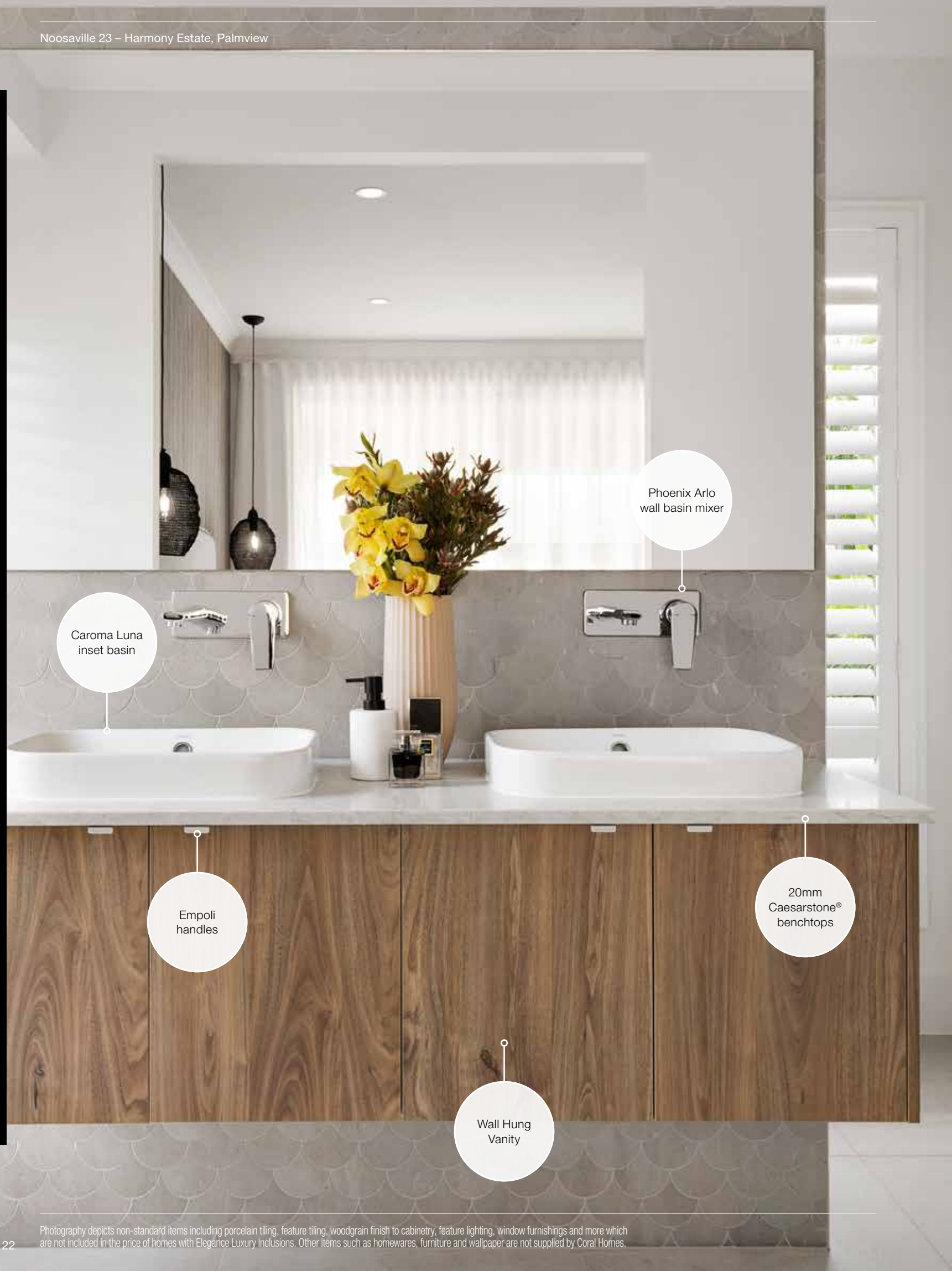


Interior  
High  
Ceilings

Make a statement and create a sense of space with 2550mm high ceilings to single storey and lower floor of double storey homes and 2400mm high ceilings to upper floor of double storey homes.

Photography depicts non-standard items including 40mm waterfall bench, Caesarstone® colour, tapware, wall ovens, integrated refrigerators, cabinetry profiles, handles and finishes, timber flooring, bi-fold doors, corner stacker sliding doors, feature lighting, square set ceilings and ceiling height and more which are not included in the price of homes with Elegance Luxury Inclusions. Other items such as homewares, furniture, landscaping, timber decking, pergola, outdoor benches and fencing are not supplied by Coral Homes.





Caroma Luna inset basin

Phoenix Arlo wall basin mixer

Empoli handles

20mm Caesarstone® benchtops

Wall Hung Vanity

## Bathroom & Ensuite

# Caesarstone® Benchtops, Mixers & Basins

### Caesarstone® Benchtops

20mm Caesarstone® benchtops in a range of Crystalline silica-free colours



### Basin and Bath Mixers

A choice of stylish, easy to clean chrome or matte black wall mounted mixers

- Phoenix Arlo
- Caroma Basis – Chrome only



Phoenix Arlo wall basin/bath mixer – Chrome (as shown) or matte black

Caroma Basis wall basin/bath mixer – Chrome

### Basin

A choice of functional inset basins with pop up waste and overflow

- Clark inset basin – Round
- Argent Grace basin – Round matte black
- Clark inset basin – Square
- Caroma Luna inset basin



Clark inset basin – Round



Argent Grace basin – Round matte black



Clark inset basin – Square



Caroma Luna inset basin (as shown)



## Bathroom & Ensuite

### Rail Shower, Shower Screen & Floor Grates

#### Rail Shower

##### Ensuite

The Phoenix Vivid twin rail shower, chrome or matte black (as shown)

##### Main Bathroom

The Phoenix Vivid 5 function rail shower, chrome or matte black or Caroma Basis 5 function rail shower, chrome

#### Shower Mixer

##### Ensuite & Bathrooms

- ☐ Phoenix Arlo
- ☐ Caroma Basis – Chrome only

#### Shower Screen

Semi-frameless chrome shower screen with clear glass pivot door

#### Shower Wall Tiling

2100mm tile height to shower wall with a choice of colours from builder's standard range

#### Floor Grates

Chrome Bermuda Smart Tile to bathroom and ensuite



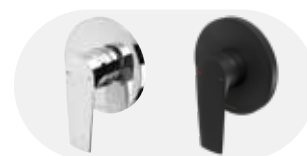
Phoenix Vivid twin rail shower  
– Chrome or matte black (as shown)  
to ensuite



Phoenix Vivid 5 function rail shower  
– Chrome or matte black  
to main bathroom



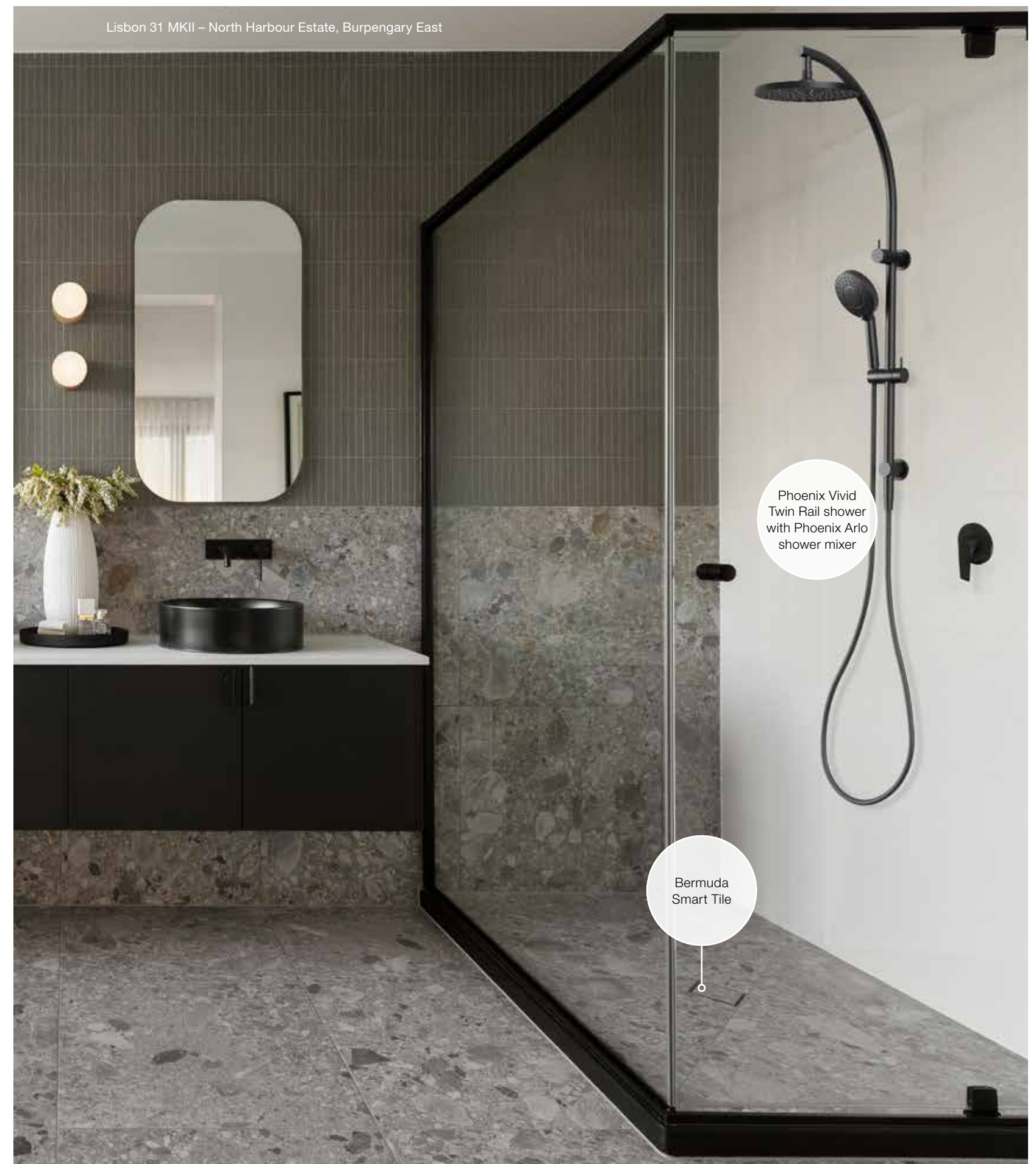
Caroma Basis 5 function rail shower  
– Chrome to main bathroom



Phoenix Arlo shower mixer  
– Chrome or matte black (as shown)



Caroma Basis shower mixer  
– Chrome



Phoenix Vivid  
Twin Rail shower  
with Phoenix Arlo  
shower mixer

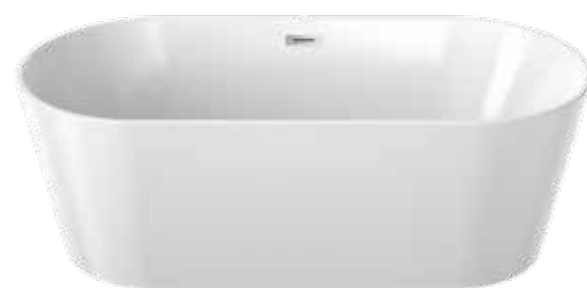
Bermuda  
Smart Tile



## Bathroom & Ensuite Bath & Polished Edge Mirrors

### Clark Freestanding Bath to Main Bathroom and Ensuite

Unwind in the elegant Clark round freestanding bath with overflow and subtle chrome waste (as shown – home specific)



### Vanity Mirror

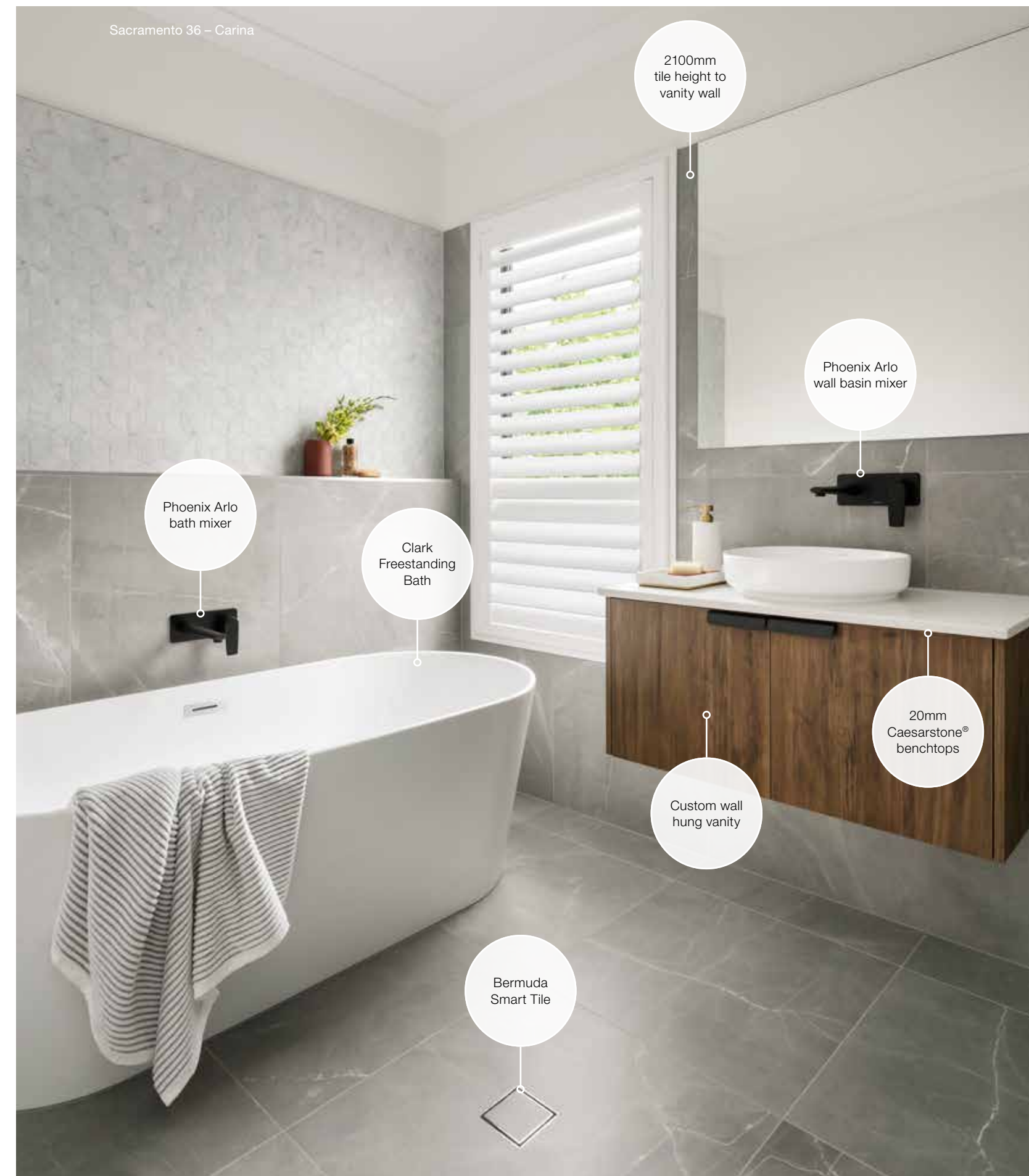
900mm high polished edge mirrors to full width of vanity (as shown)



or

### Over Bath Mirror

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







## Bathroom & Ensuite Custom Designed Vanity

### Wall Hung Vanity

Custom designed wall hung vanity with fully-lined interior and plain colour exterior finish (*home specific*)

or

### Full Height Vanity

A timeless full height vanity with fully-lined interior and plain colour exterior finish (*as shown*)

### Soft Close Hinges

Soft close hinges to custom vanity cabinets

### Vanity Handles

Complete your finishes with a choice of handles from builder's standard range to doors beneath selected vanity

Empoli



Bell Knob



Baldone



Plus more

### Vanity Wall Tiling

2100mm tile height to vanity wall





## Bathroom & Ensuite Accessories & Toilet Suite

### Accessories

Phoenix Radii or Caroma Basis toilet roll holders with the choice of either two robe hooks or a 600mm double towel rail

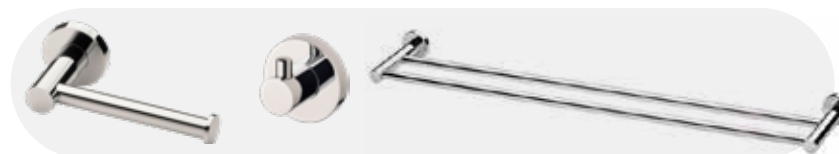
- ☐ Phoenix Radii – Round
- ☐ Phoenix Radii – Square
- ☐ Caroma Basis – Round – Chrome only

### Toilet Suite

The Posh Solus Round Close Coupled Toilet Suite features smooth lines for easy cleaning and is perfect for busy families



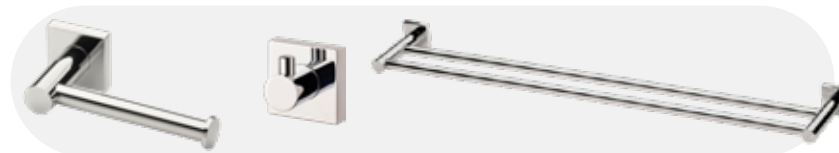
Phoenix Radii Round toilet roll holder, robe hooks or double towel rail – Matte black



Phoenix Radii Round toilet roll holder, robe hooks or double towel rail – Chrome



Phoenix Radii Square toilet roll holder, robe hooks or double towel rail – Matte black



Phoenix Radii Square toilet roll holder, robe hooks or double towel rail – Chrome



Caroma Basis Round toilet roll holder, robe hooks or double towel rail – Chrome

## Powder Room Benchtop, Basin & Mixer *(Home specific)*

### Caesarstone® Drop Front Vanity

350mm Caesarstone® drop front vanity in a range of colours *(as shown)*. Only available with 20mm Caesarstone®

### Basin Mixers

A choice of stylish, easy to clean wall mounted mixers

- ☐ Phoenix Arlo *(as shown)*
- ☐ Caroma Basis – Chrome only



Phoenix Arlo wall basin/bath mixer – Chrome or matte black *(as shown)*



Caroma Basis wall basin/bath mixer – Chrome

### Basin

Caroma Luna inset basin with chrome pop up waste *(as shown)*



Caroma Luna inset basin *(as shown)*



Phoenix Arlo wall basin mixer and Caroma Luna inset basin with drop front vanity



Interior

## Laundry, Linen & Wardrobes

### Laundry Cabinet

Add flair with a 760mm laminated laundry cabinet with drop in tub and chrome mixer tap (as shown)

### Laundry Bench\*

Have an organised and functional laundry with an extended 20mm Caesarstone® benchtop (up to 1300mm)

### Laundry Tiling

Stylish 600mm high ceramic tiling to cabinet splashback

### Linen Cupboards

Four shelves to linen cupboards for increased storage (as shown)

### Framed Vinyl Sliding Doors

2400mm high doors to single storey and lower floor of double storey homes and 2100mm to upper floor of double storey homes (home specific)

or

### Hinged Doors

2340mm high flush doors to single storey and lower floor of double storey homes and 2040mm to upper floor of double storey homes (home specific)

### Wardrobes

One shelf to robes with chrome hanging rail

### Mirror Sliding Doors

2400mm high doors to single storey and lower floor of double storey homes and 2100mm to upper floor of double storey homes (home specific)

or

### Hinged Doors

2340mm high doors to single storey and lower floor of double storey homes and 2040mm to upper floor of double storey homes (home specific)



Interior

## Internal Doors, Paint & Electrical

### Door Handles

Choice of Gainsborough chrome passage or privacy\* internal door handles

### Flush Panel Doors

Extended 2340mm high doors to single storey and lower floor of double storey homes and 2040mm high to upper floor of double storey homes

### Paint

Durable three coat paint system to internal walls

Two coat gloss aquanamel paint to interior mouldings and doors

Two coat paint system to ceilings and cornice

Amelia



Florence



Bailey



Olive



Plus more

### National Broadband Network

Stay connected with provision for NBN communication equipment within the garage (region specific)

### 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

### Power Points

One double USB charge point on a double power point

USB charge power point



### Indoor Fans

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





## Exterior Roof Covering, Pitch & Eaves

### Roof Covering *(home and region specific)*

Designer profile concrete roof tiles with Colorbond® fascia and gutters



### Roof Pitch

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

### Roof Eaves

450mm eaves *(home specific)*

## Structural Timber Frame

### Timber Frame *(home specific)*

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



Boston 42 MKII – Newport Estate, Newport





# 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, brick and timber, render finish, stained entry door frame, feature door window panel, raked-ceiling windows, external bedroom doors, window furnishings, feature lighting, built-in cabinetry, and more which are not included in the price of homes with Elegance Inclusions. Other items such as homewares, furniture, porch tiling, paving, pergola, driveway, landscaping and fencing are not supplied by Coral Homes.



Highlands 36 – Everleigh Estate, Greenbank



Lisbon 293Q – Springfield Rise Estate, Spring Mountain



## Exterior

# External Doors, Windows & Garage

### Door Handle

Secure Gainsborough Double Cylinder Trilock entry door handle



Angular



XLR160



XS24

### Grand Entry Door

Welcome guests with one statement piece 820mm x 2340mm or 1200mm x 2340mm timber front entry door, painted or stained with clear glazing (*home specific*)



XS26



XS45

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*)



### Automatic Garage Door

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



Plus more

Photography depicts non-standard facade and items including feature stone, brick and timber, render finish, stained entry door frame, feature door window panel, raked-ceiling windows, built-in cabinetry, window furnishings, double entry doors, two external paint colours, Colorbond® roof, feature lighting, timber flooring and more which are not included in the price of homes with Elegance Luxury Inclusions. Other items such as homewares, furniture, refrigerators, timber decking, paving, driveway, landscaping and fencing are not supplied by Coral Homes.

Garage door profiles differ depending on garage door supplier.



Elegance

# Luxury Extras & Standard Inclusions



## Luxury Extras

- |                         |   |
|-------------------------|---|
| Ducted Air-Conditioning | - Daikin multi-zoned reverse cycle ducted air-conditioning                                    |
| Smart Home Automation   | - One (1) tablet and one (1) relay module with six (6) switch points only                     |
| Floor Tiling            | - 600x600mm glazed ceramic tiles to main flooring areas (excluding under stairs)              |
| Carpet                  | - Carpet to bedrooms and nominated areas from builder's standard range with 7mm foam underlay |
| Staircase               | - Timber-stained base tread and riser, glass balustrade and carpet covered staircase          |
| Lighting                | - Up to 30 downlights above entry, hallway, pantry, dining and kitchen                        |

## Kitchen

- |                        |   |
|------------------------|---|
| Caesarstone® Benchtops | - 20mm Caesarstone® island bench with waterfall edges, or 40mm Caesarstone® island bench in a range of Crystalline silica-free colours<br>- 20mm Caesarstone® rear benchtop in a range of Crystalline silica-free colours<br>- 900mm wide island bench or bonus 1200mm wide island bench to double storey homes (home specific)   |
| Sink & Sink Mixers     | - Clark Punch 1.75 inset or Clark Polar double bowl overmount sink or Clark Polar double bowl undermount sink<br>- Phoenix Arlo chrome or matte black or Caroma Basis chrome  |
| Overhead Cupboards     | - Laminated 'handle-less' style overhead cupboards to full width of rear bench, or two (2) laminated 'handle-less' style overhead cupboards (each side of rangehood)<br>- One (1) laminated, two (2) door 'push to open' overhead cupboard above fridge space<br>- Vertical Woodgrain finish to overhead cupboards (optional)   |
| Cabinetry              | - Soft close hinges to all drawers, underbench and overhead cupboards<br>- Water connection to fridge space<br>- Fully-lined interior and exterior laminated cabinetry<br>- Doors to underside of cooktop bench and island bench<br>- One (1) bank of four (4) cutlery drawers<br>- Provision for under bench microwave space with pot drawer (home specific)<br>- Provision for dishwasher (not fully-lined)<br>- Choice of handles from builder's standard range to drawers and doors beneath benchtops<br>- Four (4) shelves to pantry |
| Splashback             | - Tiled splashback from builder's standard range  |

## Appliances

- |                 |   |
|-----------------|---|
| Cooktop & Ovens | - 900mm Technika stainless steel freestanding gas cooker, or 900mm Technika ceramic cooktop with 900mm Technika stainless steel built-in oven |
| Rangehoods      | - 900mm Technika stainless steel wall mounted canopy rangehood, or 700mm Technika concealed undermount rangehood                              |
| Dishwasher      | - 600mm stainless steel freestanding dishwasher   |

Baltimore 331Q – Springfield Rise, Spring Mountain



## Bathroom & Ensuite

- |                             |   |
|-----------------------------|---|
| Caesarstone® Benchtops      | - 20mm Caesarstone® benchtops in a range of Crystalline silica-free colours   |
| Basins (with overflows)     | - Clark inset basin round or square, Caroma Luna inset basin with chrome pop up waste or Argent Grace basin round matte black with matte black pop up waste   |
| Basin Mixers & Accessories  | - Phoenix Arlo chrome or matte black or Caroma Basis chrome wall basin/bath and shower wall mixers<br>- Phoenix Radii round or square, chrome or matte black or Caroma Basis, chrome toilet roll holders, two (2) robe hooks or one (1) double towel rail                     |
| Baths                       | - 1400mm or 1600mm Clark freestanding bath with overflow and chrome waste (home specific)   |
| Rail Shower – Main Bathroom | - Phoenix Vivid 5 function rail shower, chrome or matte black or Caroma Basis 5 function rail shower, chrome  |
| Rail Shower – Ensuite       | - Phoenix Vivid twin rail shower, chrome or matte black   |
| Custom Vanities             | - Custom designed wall hung vanity or recessed kick vanity with fully-lined finish and choice of handles from builder's standard range with soft close hinges (wall hung not available on all double storey designs) (Woodgrain finish not included)                          |
| Shower Screens              | - Semi-frameless chrome shower screens with pivot action door (home specific)   |
| Mirrors                     | - 900mm high polished edge mirrors to full width of vanity, or 700mm high mirror extending from vanity over bath (home specific)  |
| Toilet Suites               | - Posh Solus round toilet suite with soft close seat  |
| Tiling                      | - Ceramic /or Porcelain (region specific) floor tiling to ensuite/s and bathroom/s<br>- Extended tile height to 2100mm on vanity wall and shower in ensuite/s and bathroom/s and 150mm high skirting tile (nominal)<br>- Choice of tile colours from builder's standard range |
| Floor Grates                | - Chrome Bermuda Smart Tile   |

## Powder Room

- |                       |   |
|-----------------------|---|
| Basin (with overflow) | - Caroma Luna inset basin with chrome pop up waste  |
| Basin Mixers          | - Phoenix Arlo chrome or matte black or Caroma Basis chrome wall mixers   |
| Mirrors               | - 900mm high polished edge frameless mirror   |
| Toilet Suite          | - Posh Solus round toilet suite with soft close seat  |
| Tiling                | - Ceramic /or Porcelain (region specific) floor tiling to powder room<br>- 150mm high skirting tile (nominal)<br>- Choice of tile colours from builder's standard range |
| Accessories           | - Phoenix Radii round or square, chrome or matte black or Caroma Basis round, chrome toilet roll holders  |

Home Specific

- |                                |  |
|--------------------------------|--|
| Caesarstone® Drop Front Vanity | - 350mm Caesarstone® drop front vanity in a range of Crystalline silica-free colours (only available with 20mm Caesarstone®) |
| Basin Mixer                    | - Phoenix Arlo chrome or matte black or Caroma Basis chrome wall mixers  |
| Basin (with overflow)          | - Caroma Luna inset basin with chrome pop up waste   |
| Mirrors                        | - 900mm high polished edge frameless mirror to full width of vanity  |

## Laundry

- |                 |  |
|-----------------|--|
| Cabinet         | - 760mm laminated laundry cabinet (with soft close hinges)   |
| Laundry Bench*  | - Extended (up to 1300mm) 20mm Caesarstone® benchtop in a range of Crystalline silica-free colours   |
| Tapware and Tub | - Chrome laundry mixer tap with 45 litre stainless steel drop in tub   |
| Tiling          | - 600mm high ceramic tiling to laundry cabinet splashback<br>- Ceramic /or Porcelain (region specific) tiling to laundry floor with 150mm skirting tile (nominal)<br>- Choice of tiles from builder's standard range |

Photography depicts non-standard items including porcelain tiling, feature tiling and panelling, glass display cabinet, cabinetry handles, profiles and finishes, tapware, basin, mirror, window furnishings, feature lighting and more which are not included in the price of homes with Elegance Luxury Inclusions. Other items such as homewares and furniture are not supplied by Coral Homes. Home specific – specified item may not suit chosen home design.

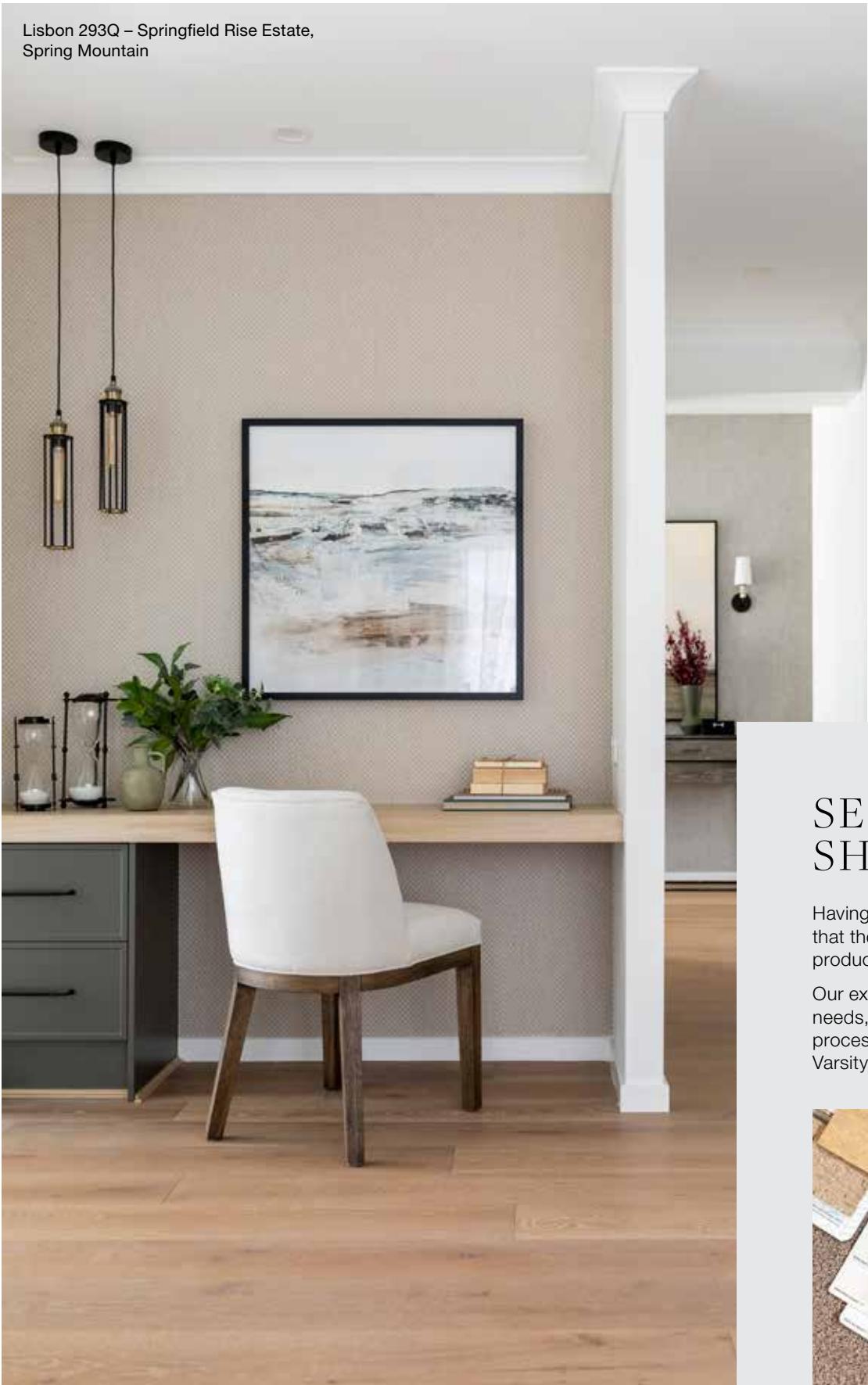
\*Laundry benchtop extension is subject to design and/or Structural constraints. Not all designs can accommodate this benchtop length. In cases where a minimum of 650mm cannot be achieved adjacent to the existing laundry cabinet, a benchtop extension will not be provided. For Laundries with a sliding door adjacent to the laundry benchtop a minimum separation of 150mm is required from the cabinet and/or supporting laminated gable. For Laundries with a hinged door, the benchtop must remain clear of the door swing. The Laundry bench top extension may not be suitable in cases where top loader washing machines are to be utilised. Bench top extension to be from one (1) side of existing laundry cabinet only and includes a maximum of one (1) laminated gable, no under bench cupboards are included in this offer.



# Elegance Standard Inclusions

## Interior

Ceiling Height	<ul style="list-style-type: none"><li>- 2550mm high ceilings to single storey homes</li><li>- 2550mm high ceilings to lower floor and 2400mm high ceilings to upper floor to double storey homes</li></ul>
Internal Doors & Handles	<ul style="list-style-type: none"><li>- Chrome internal door handles from builder's standard range</li><li>- <b>Flush panel doors:</b> 2340mm to single storey and lower floor of double storey homes and 2040mm to upper floor of double storey homes</li></ul>
Wardrobes	<ul style="list-style-type: none"><li>- <b>Framed mirror sliding doors:</b> 2400mm to single storey and lower floor of double storey homes and 2100mm to upper floor of double storey homes, <i>or</i></li><li>- <b>Flush panel doors:</b> 2340mm to single storey and lower floor of double storey homes and 2040mm to upper floor of double storey homes (<i>home specific</i>)</li><li>- One (1) shelf to robes with chrome hanging rail</li></ul>
Linen Cupboards	<ul style="list-style-type: none"><li>- <b>Framed vinyl sliding doors:</b> 2400mm to single storey and lower floor of double storey homes and 2100mm to upper floor of double storey homes, <i>or</i></li><li>- <b>Flush panel doors:</b> 2340mm to single storey and lower floor of double storey homes and 2040mm to upper floor of double storey homes (<i>home specific</i>)</li><li>- Four (4) shelves to linen cupboards</li></ul>
Broom Cupboards <i>(home specific)</i>	<ul style="list-style-type: none"><li>- One (1) shelf to broom cupboards</li><li>- Chrome dummy lever door handle from builder's standard range</li><li>- <b>Hinged flush door:</b> 2340mm to single storey and lower floor of double storey homes and 2040mm to upper floor of double storey homes (<i>home specific</i>)</li></ul>
Skirting, Architraves & Cornice	<ul style="list-style-type: none"><li>- Choice of skirting and architraves from builder's standard range</li><li>- 75mm cove style cornice throughout home</li></ul>
Paint	<ul style="list-style-type: none"><li>- Three (3) coat paint system to internal walls</li><li>- Two (2) coat gloss aquanamel paint to interior mouldings and doors</li><li>- Two (2) coat paint system to ceilings and cornice</li></ul>
National Broadband Network	<ul style="list-style-type: none"><li>- Provision for NBN communication equipment within the garage (<i>region specific</i>)</li></ul>
Electrical	<ul style="list-style-type: none"><li>- Light points throughout (<i>home specific</i>)</li><li>- One (1) two-way light switch to staircase (<i>home specific</i>)</li><li>- One (1) double USB charge point on a double power point</li><li>- Double power points throughout (<i>home specific</i>)</li><li>- Five (5) single power points in nominated locations</li><li>- One (1) TV point for single storey homes and two (2) for double storey homes</li><li>- Exhaust fan ducted to eaves or brickwork (if no eave exists) (<i>home specific</i>)</li><li>- Earth leakage circuit breakers</li><li>- Smoke detectors</li><li>- 4 Blade Ceiling Fan with Speed controller and LED light throughout (<i>region specific</i>)</li></ul>



## Exterior

Front Entry Door	<ul style="list-style-type: none"><li>- One (1) 820mm x 2340mm or 1200mm x 2340mm. Stained or painted door with clear glazing (<i>home and region specific</i>)</li><li>- Gainsborough Angular Double Cylinder Trilock entry set</li></ul>
External Hinged Doors	<ul style="list-style-type: none"><li>- 820mm x 2040mm flush panel or half glass door to garage and/or laundry (<i>home specific</i>)</li><li>- Gainsborough Governor Knob Combination Set with Double Cylinder Deadbolt</li></ul>
Windows & Sliding Doors	<ul style="list-style-type: none"><li>- Powder coated aluminium windows with keyed locks, sliding doors and stacker doors (<i>home specific</i>)</li></ul>
Garage Door	<ul style="list-style-type: none"><li>- Garage door with textured finish in a range of Colorbond® colours and includes one wall button and two remotes</li></ul>
Cladding	<ul style="list-style-type: none"><li>- Face brick finish with a large range of brick colours to choose from builder's standard range (<i>home specific</i>)</li><li>- Lightweight cladding with painted finish (<i>home specific</i>)</li></ul>
Garden Taps	<ul style="list-style-type: none"><li>- Two (2) external brass taps (<i>home specific</i>)</li></ul>
Outdoor Living Fan <i>(home and region specific)</i>	<ul style="list-style-type: none"><li>- Ceiling fan with speed controller and a blade rotation diameter of minimum 900mm to one (1) outdoor living</li></ul>

## Roof

Roof Covering	<ul style="list-style-type: none"><li>- Designer profile concrete roof tiles or Colorbond® (<i>home and region specific</i>)</li></ul>
Downpipes	<ul style="list-style-type: none"><li>- Round PVC painted downpipes</li></ul>
Fascia and Gutters	<ul style="list-style-type: none"><li>- Steel fascia and gutters in a range of colours</li></ul>
Roof Pitch	<ul style="list-style-type: none"><li>- 25 degree roof pitch (<i>home specific</i>)</li></ul>
Roof Eaves	<ul style="list-style-type: none"><li>- 450mm eaves to homes (<i>home specific</i>)</li></ul>

# 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 electrical 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



Atlanta 48 – Paradise Lakes Estate, Willawong



Scan  
to view digital  
brochure



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

For details relating to National Construction Code (NCC 2022) requirements 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



Photography depicts non-standard items including porcelain tiling, feature tiling to ceiling, feature recess, bath, bath mixer, shower mixers and more which are not included in the price of homes with Elegance Luxury Inclusions. Other items such as homewares and furniture are not supplied by Coral Homes.



# Why Coral Homes?

Our foundation was built on transparency, trust and exceptional customer service. Having built over 26,000 homes across three decades, our customers receive a fixed price guarantee, independent quality checks and so much more.



## 34 Years Experience

Over 26,000 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.



## Award-winning Home Builder

We're a proud two-time winner of the HIA Professional Major Builder Award, the industry's most prestigious award. We are also honoured to be named ProductReview winners for customer satisfaction for 2021, 2022 & 2024.

# 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.