

*Elegance*  
INCLUSIONS

---

35 years  
BUILDING  
DREAM HOMES

CORAL  
HOMES



On display

Highlands  
THE FAIRWAYS,  
KENSINGTON GROVE



Photography depicts non-standard items including upgraded timber flooring, upgraded rangehood including feature shelf and rangehood enclosure, 900mm appliances, dishwasher, built-in microwave, feature splashback tiling, built-in cabinetry, cabinetry profiles, finishes and handles, upgraded island bench with shadowline and feature gable, upgraded Caesarstone®, black tapware, feature lighting, french doors, upgraded windows, raked and square set ceiling, ceiling height, stained timber posts and other items which Coral Homes may not offer or are subject to additional charge. Items such as homewares, furniture, landscaping, pergola and fencing are not supplied by Coral Homes. Speak with your New Home Consultant for more details.

# Opulence

BY ELEGANCE

FOR ONLY **\$7,999<sup>^</sup>** RECEIVE UP TO

**\$50,000<sup>\*</sup>**  
*of luxury inclusions*  
FOR DOUBLE STOREY HOMES

— Up to **\$43,000<sup>#</sup>** for Single Storey homes —



Daikin Ducted Air-Conditioning



Upgraded Foundation



Upgraded Carpet



Timber-Look Flooring



600x600mm Ceramic Tiling Option



Additional Lighting



Statement Staircase



Hamptons Style Staircase



Dulux Wash&Wear® Paint

\*The 'Opulence by Elegance' Promotion (offer) is applicable for homes with Elegance Specification only, for a cost of \$7,999 in addition to the base house price. The offer is available for NEW home preliminary agreements entered into the system from 10:00am 4th of August 2025. Elegance Standard Inclusions and the Promotion (offer) may vary, as not all items are applicable to all home designs. Coral Homes reserves the right to alter product specifications and suppliers at any time and without notice. Geographic restrictions apply. Coral Homes reserves the right to withdraw, vary or terminate the Promotion (offer) at its absolute discretion and without notice, prior to entry into a contract. For more information and full terms and conditions visit [coralhomes.com.au/terms-conditions](https://coralhomes.com.au/terms-conditions). Coral Homes Pty Ltd QBCC 50792, NSW OFT 62084C, Coral Homes Qld Pty Ltd QBCC 1014053 ABN 444 011 032 929. <sup>#</sup>The up to \$50,000 Promotion (offer) of luxury inclusions for Double Storey homes is based on the Atlanta 419Q home design with Designer facade for the Brisbane, Gold Coast and Sunshine Coast price list regions and the Atlanta 421N home design with Designer facade for the Newcastle and Central Coast price list regions, and <sup>\*</sup>up to \$43,000 Promotion (offer) of luxury inclusions for Single Storey homes is based on the Highlands 338Q home design with Designer facade for the Brisbane, Gold Coast and Sunshine Coast price list regions and the Highlands 340N home design with Designer facade for the Newcastle and Central Coast price list regions as of 1st of July 2025. The average value of the inclusions in the Promotion (offer) is listed within the terms and conditions of Coral Homes website. Photography throughout this guide depicts fixtures, finishes and features such as kitchen upgrades, floor tiling, carpets, laminates, bathroom upgrades and ceiling height adjustments which are not included in the house price, or which are not supplied by Coral Homes, such as electrical appliances, homewares, furniture, driveways, landscaping and fencing. AUG-25



# Luxury extra Daikin Ducted Air-Conditioning

Enjoy comfort all year round with Daikin multi-zoned reverse cycle ducted air-conditioning, fully controllable through your Daikin Airbase Wi-Fi app.

FOR ONLY \$7,999  
RECEIVE UP TO  
**\$50K**  
OF  
*Luxury extras*  
OPULENCE BY ELEGANCE



Bentley – Aura, Bells Creek

35 years  
BUILDING  
DREAM HOMES



Luxury extra  
Upgraded  
Foundation

Concrete slab to suit up to 'M' Class soil classification.

While this upgrade may not be immediately visible, its potential to provide substantial savings on site expenses could be significant.



NEW DESIGN  
*On display*  
—  
Lisbon  
BANYAN HILLS, BALLINA



# Luxury extra Timber-Look Flooring Option

Elevate your home with highly-durable timber-look laminate flooring in a range of colours.



Atlanta – SkyRidge, Worongary

35 years  
BUILDING  
DREAM HOMES



The Opulence by Elegance promotion includes 'Wood Effects Essentials' range of timber-look laminate flooring 1215x197x8mm including scotia finish to floor areas. Photography depicts non-standard items including 'Plank Mezzano' engineered European Oak Groell colour 190x190x15mm timber flooring without scotia finish to main floor and non-standard items such as the upgraded statement staircase, feature lighting, upgraded pantry cabinetry, cabinetry handles, profiles and finishes, island cabinetry fluting, silicone finish to curve island flooring, upgraded Caesarstone® island benchtop and Caesarstone® waterfall gable, an extended window kitchen splashback, integrated refrigerator, upgraded under-mount sink, square set ceilings, ceiling height and other items which are not included in the price of homes with Opulence by Elegance Standard Inclusions. Other items such as homewares, furniture, fencing and landscaping are not supplied by Coral Homes. Glass window splashback home specific.



## Luxury extra Ceramic Floor Tiling Option

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



Atlanta – Paradise Lakes, Willawong



The Opulence by Elegance promotion includes 600x600mm ceramic tiles from the builder's standard range. Photography depicts upgraded porcelain tiling 800x800mm available for an additional cost and non-standard items such as upgraded floating staircase, upgrade Caesarstone® island benchtop, built-in refrigerators, cabinetry handles, profiles and finishes, feature lighting, square set ceilings, ceiling height and other items which are not included in the price of homes with Opulence by Elegance Standard Inclusions. Other items such as homewares and furniture are not supplied by Coral Homes.

Atlanta – Paradise Lakes, Willawong



## Luxury extra Upgraded Carpet

In bedrooms and other nominated areas, choose from a stunning selection of carpet colours with 10mm foam underlay providing extra comfort underfoot.

The Opulence by Elegance promotion includes the 'Stanley Park' loop pile range of carpet available in a selection of colours with 10mm foam underlay. Photography depicts upgraded wool plush pile carpet and non-standard items such as built-in cabinetry, window furnishings, feature lighting, square set ceilings, ceiling height and other items which are not included in the price of homes with Opulence by Elegance Standard Inclusions. Other items such as wallpaper, homewares and furniture are not supplied by Coral Homes.



## Luxury extra Statement Staircase Option

Elevate your double storey home with an elegant feature staircase.

Includes glass balustrade, timber-stained base tread, riser, handrail and carpet covered staircase.



Sacramento – Springfield Rise,  
Spring Mountain



Photography depicts non-standard items such as timber stain colour on statement staircase, wool carpet upgrade on statement staircase, porcelain tiling, ceiling height and other items which are not included in the price of homes with Opulence by Elegance Standard Inclusions. Other items such as homewares and furniture are not supplied by Coral Homes.

Monash – HomeWorld Warnervale



## Luxury extra Hamptons Staircase Option

Enjoy upgraded Hamptons styling with a carpet grade staircase featuring a painted timber balustrade, stained timber handrail, base tread and riser.

Photography depicts non-standard items such as upgraded timber flooring, upgraded windows, feature lighting, built-in cabinetry, ceiling height and other items which are not included in the price of homes with Opulence by Elegance Standard Inclusions. Other items such as homewares, furniture, landscaping and fencing are not supplied by Coral Homes.



# Luxury extra Additional Lighting

Create a welcoming ambience with up to 30 additional downlights included throughout your home.



Baltimore – Springfield Rise, Spring Mountain

35 years  
BUILDING  
DREAM HOMES



# Luxury extra Dulux Wash&Wear® Paint

Give your internal walls the ultimate protection with hard-wearing Dulux Wash&Wear® Matt paint.



On display

Atlanta  
SKYRIDGE, WORONGARY



Photography depicts non-standard facade and items including render finish, timber finish, upgraded windows, window furnishings, two external paint colours, grand entry door, stacker doors, feature lighting, outdoor tiling, upgraded windows, ceiling height and other items which are not included in the price of homes with Opulence by Elegance Standard Inclusions. Other items such as homewares, furniture, wallpaper, outdoor paving, pergola, driveway, retaining walls, landscaping and fencing are not supplied by Coral Homes.

## Elegance Inclusions Quality Foundations

### Pre-Construction

- |                           |  |
|---------------------------|--|
| <b>Building Insurance</b> | - QBCC (QLD) or 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 site finish ( <i>region specific</i> )  |
| <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> | - Steel frame made from TRUECORE® steel and a roof made from COLORBOND® steel ( <i>home specific</i> )<br>- Termite treated structural timber frame and roof trusses ( <i>home specific</i> )<br>- Concrete engineer designed slab to suit up to 'M' class soil classification available with our Opulence by Elegance promotion ( <i>no allowances for piling or retaining walls – region specific</i> ) |
|-----------------------|---|



Photography depicts non-standard items including upgraded timber flooring, upgraded rangehood including feature shelf and ranghood enclosure, 900mm appliances, feature splashback tiling, built-in cabinetry, cabinetry profiles, finishes and handles, upgraded island bench with shadowline and feature gable, upgraded Caesarstone®, black tapware, feature lighting, french doors, upgraded windows, stacker doors and handles, raked and square set ceiling, ceiling height, stained timber posts, feature stone and render brick piers and other items which are not included in the price of homes with Opulence by Elegance Standard Inclusions. Other items such as homewares, furniture, outdoor paving, pergola, retaining walls, landscaping and fencing are not supplied by Coral Homes. TRUECORE® and COLORBOND® are registered trademarks of BlueScope Steel Limited (ABN 16 000 011 058). All rights reserved.





Photography depicts non-standard items including upgraded timber flooring, upgraded windows, upgraded butler's pantry with window, glass display cabinet, cabinetry handles, profiles and finishes, integrated refrigerators, feature lighting and other items which are not included in the price of homes with Opulence by Elegance Standard Inclusions. Other items such as homewares, furniture, refrigerators, landscaping and fencing are not supplied by Coral Homes. Glass window splashback home specific.

## Kitchen Caesarstone® Benchtops

### Caesarstone® Crystalline Silica-free Benchtops

20mm Caesarstone® benchtops in a range of 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).

Photography depicts non-standard items including upgraded timber flooring, slideout stainless steel rangehood, cabinetry handles, profiles and finishes, feature lighting, feature tiling to splashback, porcelain floor tiling and other items which are not included in the price of homes with Opulence by Elegance Standard Inclusions. Other items such as homewares, furniture and refrigerators are not supplied by Coral Homes.



Option One

or

Option Two

# Kitchen Overhead Cupboards

## Full Width

Enjoy expansive laminated 'handleless' style overhead cupboards, seamlessly extending across the entire width of the rear bench, equipped with soft-close hinges for added convenience.



## Two Door

Two stylish 'handleless' style overhead cupboards with soft close hinges (each side of rangehood).



## 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

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



Seima Acero 1.75  
inset sink

Seima Acero  
overmount sink

Seima Acero  
undermount sink

## Sink Mixer

A choice of chic, functional sink mixers to suit your taste.



Mizu Drift – chrome, matte black, brushed nickel,  
brushed brass or brushed gunmetal

Phoenix Arlo –  
chrome



On display

Barcelona  
SKYRIDGE, WORONGARY

Photography depicts non-standard facade and items including feature stone, render finish, cladding, timber panelling, timber panel garage door, upgraded timber flooring, square set ceiling and ceiling height, upgraded front door and side light, feature windows and furnishings, feature lighting and more which are not included in the price of homes with Opulence by Elegance Standard Inclusions. Other items such as homewares, furniture, paving, retaining walls, driveway, landscaping and fencing are not supplied by Coral Homes.



Kitchen

## European Inspired 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.



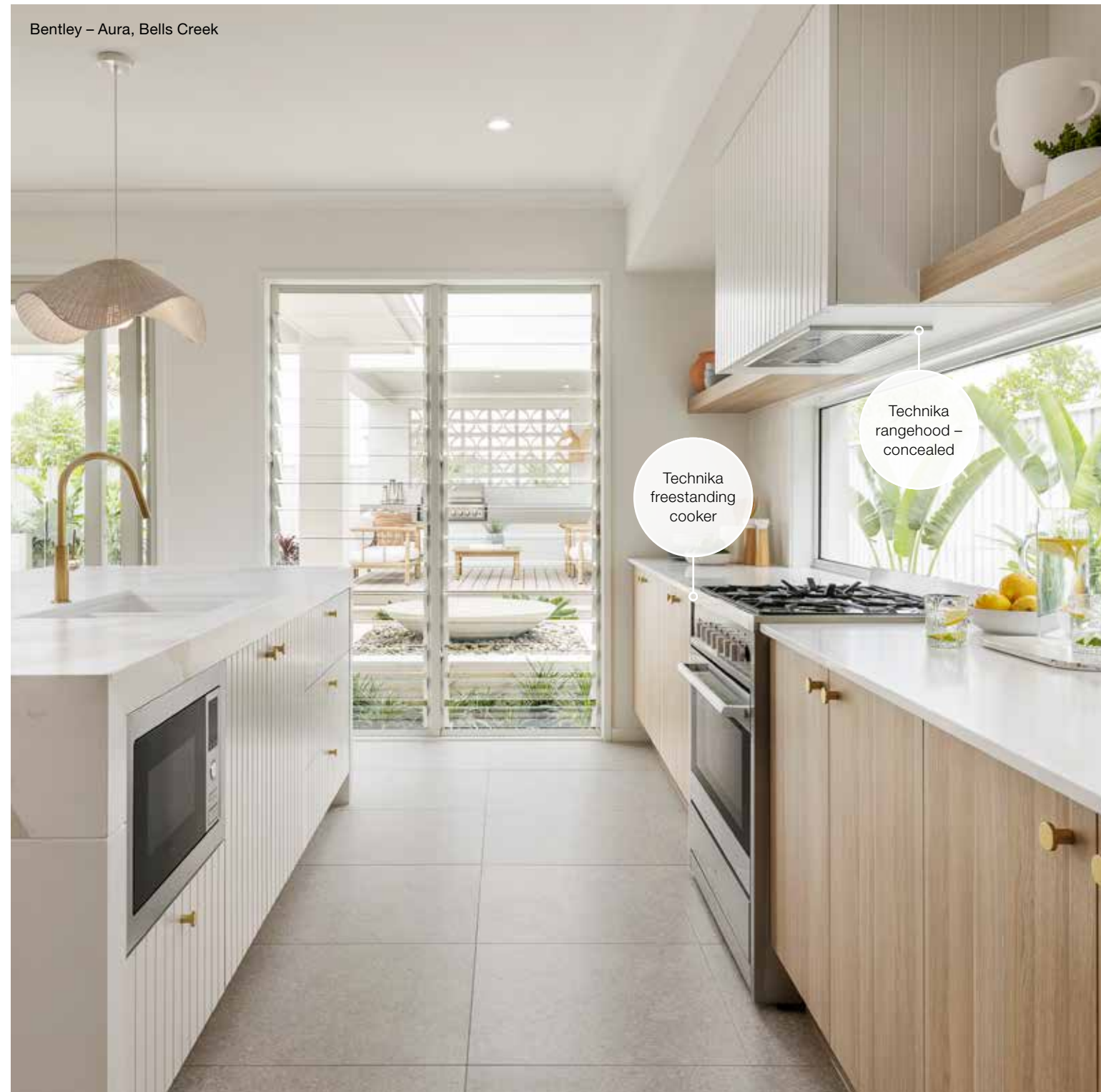
Option Two

### Technika Built-In Oven

A sleek 900mm stainless steel and black glass electric built-in oven. Designed for versatility, it offers ten cooking functions and a spacious 100 litre capacity. The triple glazed cool-touch doors ensure safety and effortless cooking efficiency.



Bentley – Aura, Bells Creek



Option One

### 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.



or

Option Two

### 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*).

On display

Sacramento

SPRINGFIELD RISE,  
SPRING MOUNTAIN



## Kitchen Splashback & Pantry

### Window Splashback

Only available in conjunction with 20mm Caesarstone® benchtops (*home and region specific*).



or

### Tiled Splashback

Add a touch of luxury with a tiled splashback from builder's standard range (*home specific*).



### 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

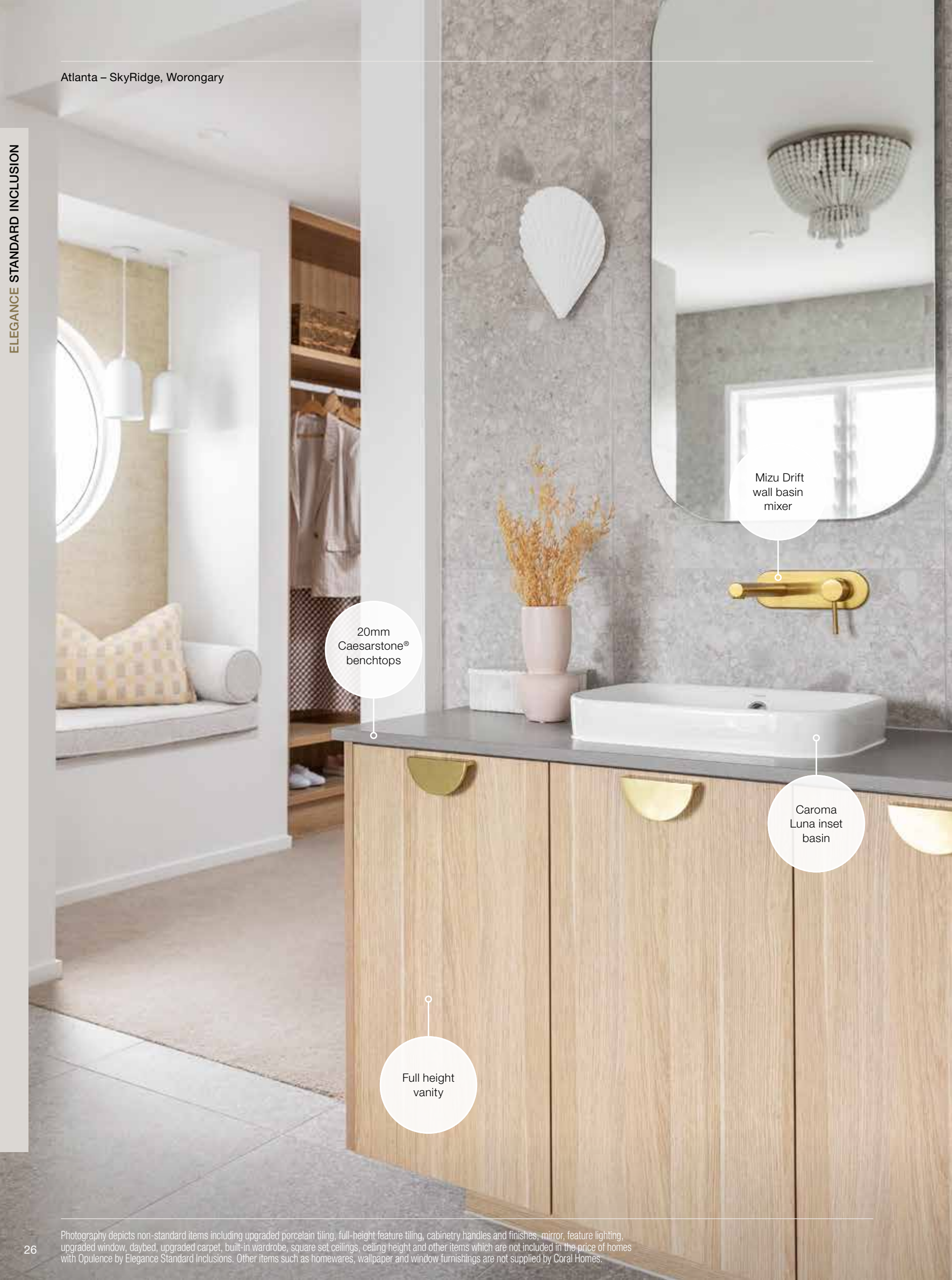
Enhance your living space with 2550mm high ceilings to single storey and ground floor levels of double storey homes, complemented by 2400mm high ceilings to the upper floors.

Lagos – Yarrabilba

35 years  
BUILDING  
DREAM HOMES





Mizu Drift  
wall basin  
mixer20mm  
Caesarstone®  
benchtopsCaroma  
Luna inset  
basinFull height  
vanity

Photography depicts non-standard items including upgraded porcelain tiling, full-height feature tiling, cabinetry handles and finishes, mirror, feature lighting, upgraded window, daybed, upgraded carpet, built-in wardrobe, square set ceilings, ceiling height and other items which are not included in the price of homes with Opulence by Elegance Standard Inclusions. Other items such as homewares, wallpaper and window furnishings are not supplied by Coral Homes.

## Bathroom & Ensuite Caesarstone® Benchtops, Mixers & Basins

### Caesarstone® Crystalline Silica-free Benchtops

20mm Caesarstone® benchtops in a range of colours.



Snow

Ocean  
Foam

Osprey

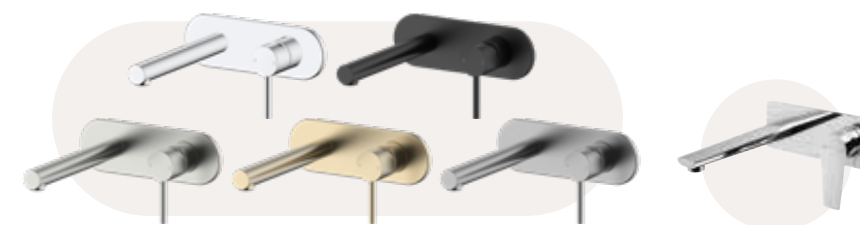
Intense  
White

Oyster

Raven

### Basin and Bath Mixers

A choice of stylish, easy to clean wall mounted mixers.



Mizu Drift wall basin/bath mixer – chrome, matte black, brushed nickel, brushed brass or brushed gunmetal

Phoenix Arlo wall basin/  
bath mixer – chrome

### Basin

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

Fienza Eleanor Round  
semi inset basin – flutedFienza Aluca  
Round semi insetFienza Aluca Round  
semi inset – matte blackSeima Arko  
inset basinCaroma Luna  
inset basin



## Bathroom & Ensuite

### Rail Shower, Shower Screen & Floor Grates

#### Rail Shower Ensuite

A choice of Mizu Drift twin shower rail in a range of colours or Phoenix Vivid twin shower rail in chrome (as shown).

#### Main Bathroom

Choose from the Phoenix Vivid 5 function rail shower in chrome or Mizu Drift single shower rail in a range of colours.

#### Shower Mixer Ensuite & Bathrooms

A choice of stylish, easy to clean wall mounted mixers.

#### 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.



Mizu Drift twin shower rail – chrome, matte black, brushed nickel, brushed brass or brushed gunmetal to ensuite

Phoenix Vivid twin rail shower – chrome to ensuite

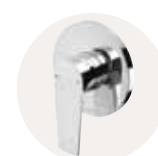


Mizu Drift single shower rail – chrome, matte black, brushed nickel, brushed brass or brushed gunmetal to main bathroom

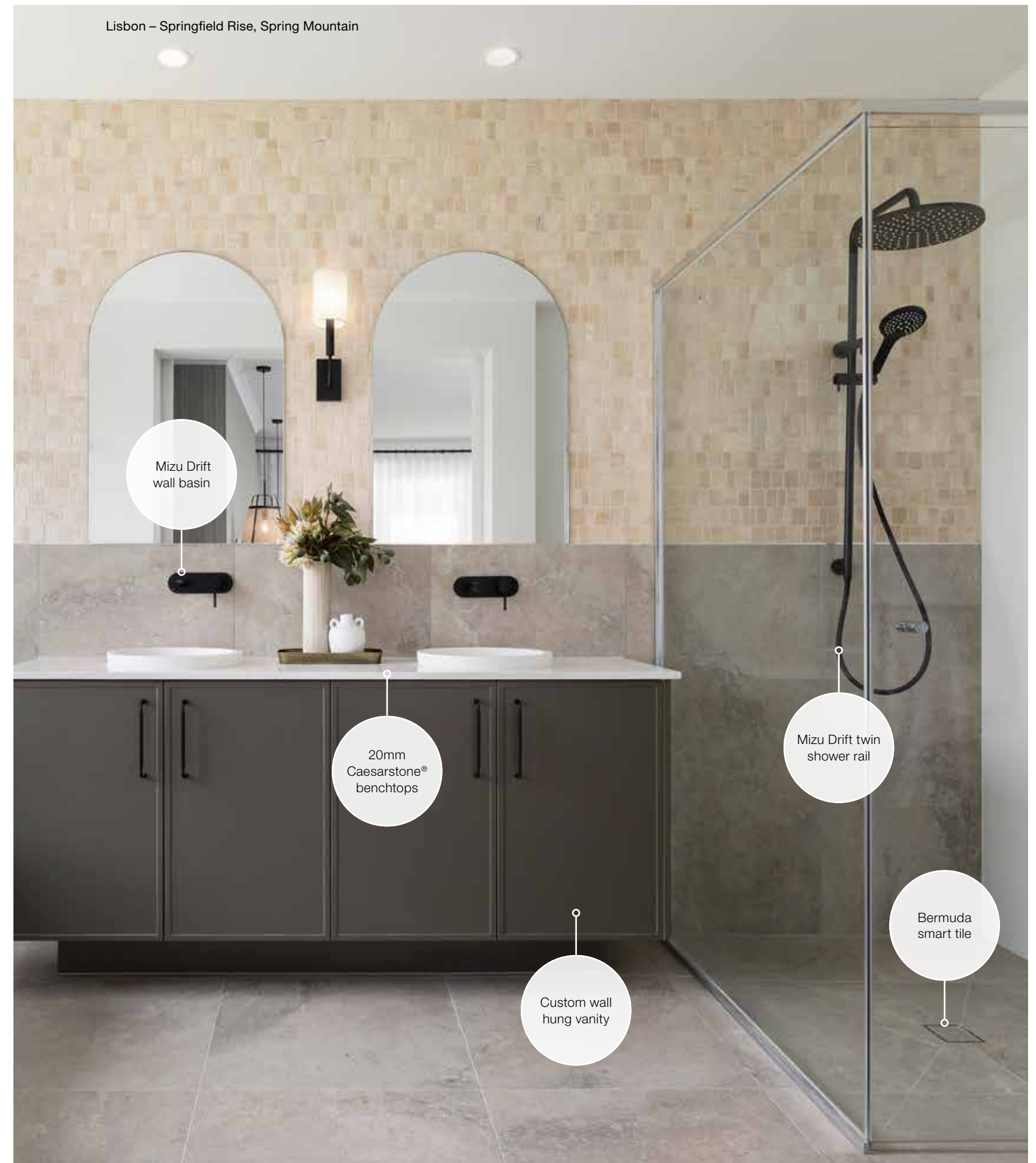
Phoenix Vivid 5 function rail shower – chrome to main bathroom



Mizu Drift shower mixer – chrome, matte black, brushed nickel, brushed brass or brushed gunmetal



Phoenix Arlo shower mixer – chrome





## Bathroom & Ensuite Bath & Polished Edge Mirrors

### Freestanding Bath to Main Bathroom and Ensuite

Unwind in the elegant Seima Syros freestanding bath with overflow and subtle chrome waste (as shown – home specific).



Seima Syros freestanding bath

### Vanity Mirror

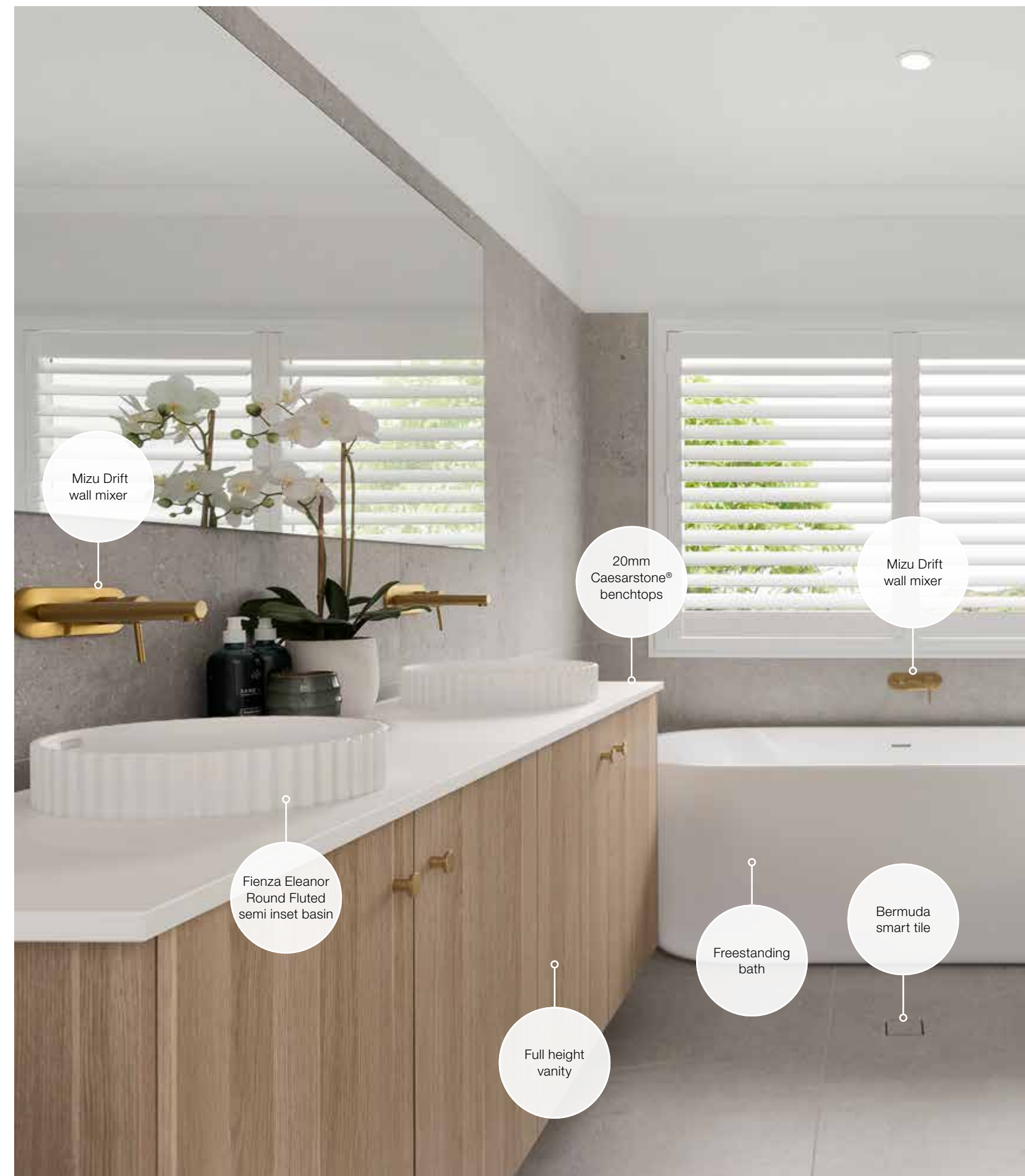
900mm high polished edge mirrors to full width of vanity (as shown).



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 laminate exterior finish (*home specific*).

or

### Full Height Vanity

A timeless full height vanity with fully-lined interior and laminate 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 Rarii or Mizu Drift toilet roll holders with the choice of either two 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.



Mizu Drift toilet roll holder, robe hooks or double towel rail – chrome



Mizu Drift toilet roll holder, robe hooks or double towel rail – matte black



Mizu Drift toilet roll holder, robe hooks or double towel rail – brushed nickel



Mizu Drift toilet roll holder, robe hooks or double towel rail – brushed brass



Mizu Drift toilet roll holder, robe hooks or double towel rail – brushed gunmetal



Phoenix Rarii Round toilet roll holder, robe hooks or double towel rail – chrome



Phoenix Rarii Square toilet roll holder, robe hooks or double towel rail – chrome

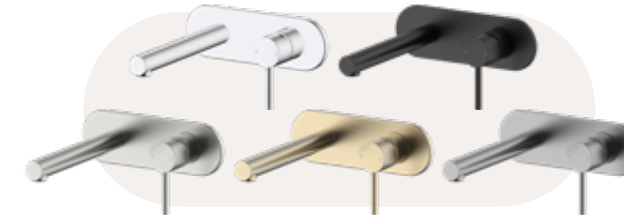
## Powder Room Benchtop, Basin & Mixer *(Home specific)*

### Caesarstone® Drop Front Vanity

350mm Caesarstone® Crystalline silica-free 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.



Mizu Drift wall basin/bath mixer – chrome, matte black, brushed nickel, brushed brass or brushed gunmetal



Phoenix Arlo wall basin/bath mixer – chrome *(as shown)*

### 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\*

Prioritise organisation and functionality with an extended 20mm Caesarstone® Crystalline silica-free benchtop (up to 1300mm).

Laundry Tiling

Stylish 600mm high ceramic tiling to cabinet splashback.

Linen Cupboards

Maximise storage with four shelves to linen cupboard (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





Proud Suppliers of  
COLORBOND® steel  
& TRUECORE® steel

Including a 60mm thick Anticon insulation blanket  
under the entire area of your roof! (region specific)



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



*On display*

Highlands  
THE FAIRWAYS,  
KENSINGTON GROVE

\*Coral Homes reserves the right to substitute the steel house frame with termite-treated timber at 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 manufacturer's warranty – termite treated timber framing will be utilised. A roof made from COLORBOND® steel & frame made from TRUECORE® steel inclusion is subject to change without notice. Photography depicts non-standard facade items including feature stone, timber and render finish, upgraded 2340mm entry door, stained entry door frame, upgraded windows, window furnishings, french doors, front pergola, timber finish on garage door, feature lighting, raked ceiling, ceiling height, roof ventilator and other items which Coral Homes may not offer or are subject to additional charge. Items such as homewares, furniture, timber-look decking, paved path, external concrete driveways and path, landscaping and fencing are not supplied by Coral Homes. Speak with your New Home Consultant for more details. TRUECORE® and COLORBOND® are registered trademarks of BlueScope Steel Limited (ABN 16 000 011 058). All rights reserved.



## Exterior Roof Covering, Pitch & Eaves

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

Designer profile concrete roof tiles, including sarking, with COLORBOND® steel fascia and gutters as standard for single storey homes.



### 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 – Newport





Highlands – Everleigh, Greenbank



Lisbon – Springfield Rise, Spring Mountain



Photography depicts non-standard facades and items including feature stone and timber, render finish, stained entry door frame, entry door window panel and sidelight, double entry doors, raked-ceiling, window upgrades, built-in cabinetry, window furnishings, two external paint colours, render and cladding, a roof made from COLORBOND® steel on single storey home, feature lighting and other items which are not included in the price of homes with Opulence by Elegance Standard Inclusions. Other items such as homewares, furniture, timber decking, paving, driveway, retaining walls, landscaping and fencing are not supplied by Coral Homes.

Exterior

External Doors, Windows & Garage

Door Handle

Secure Gainsborough Double Cylinder Trilock entry door handle.

Grand Entry Door

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



Angular



XLR160



XS24



XS26



XS45



JST1

Plus more

Windows and Sliding Doors

Powder coated aluminium windows with keyed locks. Maximise natural light with 2100mm high sliding doors and stacker doors (*home specific*).



Automatic Garage Door

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



Dover White Surfmist Southerly Shale Grey Bluegum Windspray Basalt Monument

Plus more

Photography depicts non-standard items including raked and square set ceiling, window upgrades, feature lighting, feature splashback tiling, slideout rangehood and other items which are not included in the price of homes with Opulence by Elegance Standard Inclusions. Other items such as homewares, furniture, refrigerators, outdoor paving, timber-look decking, landscaping and fencing are not supplied by Coral Homes. COLORBOND® is a registered trademark of BlueScope Steel Limited (ABN 16 000 011 058). All rights reserved. Garage door profiles differ depending on garage door supplier.



Elegance

# Opulence by Elegance & Standard Inclusions



## Opulence by Elegance

Ducted Air-Conditioning	- Daikin multi-zoned reverse cycle ducted air-conditioning
Timber-Look Flooring	- 'Wood Effects Essentials' range of timber-look laminate flooring 1215x197x8mm in a range of colours, including scotia finish to floor areas, <b>or</b>
Ceramic Floor Tiling	- 600x600mm ceramic tiles from builder's standard range to main flooring areas ( <i>excluding under stairs</i> )
Carpet	- Carpet to bedrooms and nominated areas from the 'Stanley Park' range, available in a variety of colours with 10mm foam underlay
Staircase	- Glass balustrade, timber-stained base tread, riser and handrail, and carpet covered staircase <b>or</b>  - Hamptons style with painted timber balustrade, stained timber handrail and base tread and riser, and carpet covered staircase
Lighting	- Up to 30 downlights above entry, hallway, pantry, dining and kitchen – total quantities vary per house design
Upgraded Foundation	- Concrete slab to suit up to 'M' class soil classification
Dulux Wash&Wear® Paint	- Dulux Wash&Wear® Matt paint to internal walls

## Kitchen

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

## Appliances

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

Atlanta – SkyRidge, Worongary



## Bathroom & Ensuite

Caesarstone® Benchtops	- 20mm Caesarstone® Crystalline silica-free benchtops in a range of colours
Basins (with overflows)	- Caroma Luna inset basin <b>or</b> Seima Arko inset basin oval <b>or</b> Fienza Aluca round semi inset <b>or</b> Fienza Aluca round semi inset black <b>or</b> Fienza Eleanor round semi inset basin fluted with pop up waste
Basin Mixers & Accessories	- Phoenix Arlo chrome <b>or</b> Mizu Drift wall basin/bath and shower wall mixers in chrome, matte black, brushed nickel, brushed brass or brushed gunmetal  - Phoenix Ralii chrome round or square toilet roll holders, two (2) robe hooks <b>or</b> one (1) double towel rail <b>or</b> Mizu Drift in chrome, matte black, brushed nickel, brushed brass or brushed gunmetal toilet roll holders, two (2) robe hooks <b>or</b> one (1) double towel rail
Baths	- Seima Syros 1400mm or 1600mm freestanding bath with overflow and chrome waste ( <i>home specific</i> )
Rail Shower – Main Bathroom	- Phoenix Vivid 5 function rail shower chrome <b>or</b> Mizu Drift single shower rail in chrome, matte black, brushed nickel, brushed brass or brushed gunmetal
Rail Shower – Ensuite	- Phoenix Vivid twin rail shower chrome <b>or</b> Mizu Drift twin shower rail in chrome, matte black, brushed nickel, brushed brass or brushed gunmetal
Custom Vanities	- Custom designed wall hung vanity <b>or</b> recessed kick vanity with fully-lined finish and choice of handles from builder's standard range with soft close hinges ( <i>wall hung vanities located adjacent to external walls to upper floors include a tiled plinth on double storey designs</i> ) ( <i>Woodgrain finish not included</i> )
Shower Screens	- Semi-frameless chrome shower screens with pivot action door ( <i>home specific</i> )
Mirrors	- 900mm high polished edge mirrors to full width of vanity, <b>or</b> 700mm high mirror extending from vanity over bath ( <i>home specific</i> )
Toilet Suites	- Posh Solus round toilet suite with soft close seat
Tiling	- Ceramic floor tiling to ensuite/s and bathroom/s - Extended tile height to 2100mm on vanity wall and shower in ensuite/s and bathroom/s and 150mm high skirting tile ( <i>nominal</i> ) - Choice of tile colours from builder's standard range
Floor Grates	- Chrome Bermuda smart tile

## Powder Room

Caesarstone® Drop Front Vanity	- 350mm Caesarstone® Crystalline silica-free drop front vanity in a range of colours ( <i>only available with 20mm Caesarstone®</i> )
Basin (with overflow)	- Caroma Luna inset basin with chrome pop up waste
Basin Mixer	- Phoenix Arlo chrome <b>or</b> Mizu Drift wall basin/bath mixers in chrome, matte black, brushed nickel, brushed brass or brushed gunmetal
Mirrors	- 900mm high polished edge frameless mirror to full width of vanity
Accessories	- Phoenix Ralii chrome round or square <b>or</b> Mizu Drift in chrome, matte black, brushed nickel, brushed brass or brushed gunmetal toilet roll holders
Toilet Suite	- Posh Solus round toilet suite with soft close seat
Tiling	- Ceramic floor tiling to powder room - 150mm high skirting tile ( <i>nominal</i> ) - Choice of tile colours from builder's standard range

## Laundry

Cabinet	- 760mm laminated laundry cabinet ( <i>with soft close hinges</i> )
Laundry Bench*	- Extended ( <i>up to 1300mm</i> ) 20mm Caesarstone® Crystalline silica-free 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 - Ceramic tiling to laundry floor with 150mm skirting tile ( <i>nominal</i> ) - Choice of tiles from builder's standard range

Home Specific

Photography depicts non-standard items including upgraded porcelain tiling, full-height feature tiling, upgraded freestanding bath, niche, square set ceilings, ceiling height and other items which are not included in the price of homes with Opulence by Elegance Standard Inclusions. Other items such as homewares are not supplied by Coral Homes.

\*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, <b>or</b></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, <b>or</b></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></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 specific</i>)</li><li>- Gainsborough Angular Double Cylinder Trilock chrome 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® steel colours and includes one wall button and two remotes</li></ul>
Brick & 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 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>



Highlands – The Fairways, Kensington Grove

## Roof

Roof Covering	<ul style="list-style-type: none"><li>- Designer profile concrete roof tiles <b>or</b> a roof made from COLORBOND® steel (<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>- COLORBOND® 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>

Maximising  
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Efficiency

At Coral Homes, we're committed to working closely with you to build a home that prioritises energy efficiency, minimises ongoing living costs and fits within your budget.

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inclusions



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Highlands – The Fairways, Kensington Grove

35 years  
BUILDING  
DREAM HOMES



Photography depicts non-standard items including upgraded timber flooring, upgraded rangehood including feature shelf and rangehood enclosure, 900mm appliances, dishwasher, built-in microwave, feature splashback tiling, built-in cabinetry, cabinetry profiles, finishes and handles, upgraded island bench with shadowline and feature gable, upgraded Caesarstone®, black tapware, feature lighting, stacker doors and handles, french doors, upgraded windows, raked and square set ceiling, ceiling height, stained timber posts, feature stone and render brick piers and other items which Coral Homes may not offer or are subject to additional charge. Items such as homewares, furniture, landscaping, pergola, built-in BBQ, outdoor paving, retaining walls and fencing are not supplied by Coral Homes. Speak with your New Home Consultant for more details.



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