

# Designer INCLUSIONS

35 *years*  
BUILDING  
DREAM HOMES



CORAL  
HOMES



## Designer Inclusions

What others call 'extras,' we call *standard!*



### Kitchen Essentials

- ✔ 20mm Caesarstone® benchtops
- ✔ Overhead cupboards to kitchen & refrigerator
- ✔ Waterfall ends (*laminated*) & Shadowline detailing



### Ensuite Essentials

- ✔ 20mm Caesarstone® benchtops
- ✔ 2100mm high tiles to vanity wall
- ✔ Wall mounted tapware
- ✔ Choice of luxury basins



### Bathroom Essentials

- ✔ 20mm Caesarstone® benchtops
- ✔ 2100mm high tiles to vanity wall
- ✔ Free standing bath
- ✔ Extended mirror



### Grand Entry Way

- ✔ Statement timber entry door 1200mm x 2040mm (*design specific*)
- ✔ Stained or painted finish



### Laundry Essentials

- ✔ 760mm laminated laundry cabinet with drop in tub
- ✔ Extended laminated laundry benchtop up to 1300mm



### Steel Frame & COLORBOND® Roof

- ✔ Double storey & acreage **NOW INCLUDED\***

## Bonus Bundles

Looking for even more value? Discover our elevated upgrades.



### Flooring Essentials

- ✔ Carpet & Tiles *or* Carpet & Laminate

Narrow Lot Designs from only

**\$7,999\***

Traditional, Acreage & Double Storey from only \$10,499\*

Photography depicts upgraded 'Plank Mezzano' engineered European Oak timber flooring.



- ✔ 2550mm High Ceilings

Narrow Lot Designs from only

**\$2,999\***

Traditional, Acreage & Double Storey from only \$3,499\*



- ✔ European Inspired 900mm Stainless Steel Appliances

for only

**\$999**

The 'Designer Inclusions Elevated Upgrades Bonus Bundles' offer is available to homes with Designer Standard Inclusions only, commencing April 7, 2025. The 'Flooring Essentials' offer provides a choice of Carpet & Tiles or Carpet & Laminate, featuring the 'Rumble' carpet range in various colours, 450mm x 450mm ceramic tiles, or 'Wood Effects Essentials' laminate flooring (1215x197x8mm). The 'High Ceiling' offer includes 2550mm ceilings for single storey and acreage homes, as well as the lower level of double storey homes. Photography depicts non-standard items such as upgraded facades including feature stone, brick and timber, render finish, 2340mm entry door height and sidelight window, stained entry door frame, raked ceiling, upgraded windows, external bedroom doors, window furnishings, feature tiling, feature lighting, built-in cabinetry, stacker doors, 600mm porcelain tiling, curved Caesarstone® benchtops, Caesarstone® benchtop gable, cabinetry handles, profiles and finishes, island cabinetry fluting, splashback tiling, ceiling height, black basin mixers and more which are not included in the price of homes with Designer Standard Inclusions. Other items such as homewares, furniture, porch tiling, paving, pergola, driveway, landscaping and fencing are not supplied by Coral Homes. TRUECORE® and COLORBOND® are registered trade marks of BlueScope Steel Limited (ABN 16 000 011 058). All rights reserved. Speak to your New Home Consultant for further information on home specific and region specific upgrades. For full terms and conditions visit coralhomes.com.au/terms-conditions. APR-25



Two Door Option



Full Width Option

## Kitchen Overhead Cabinetry

### Two Door

Two stylish laminated 'handleless' style overhead cupboards (each side of rangehood).

Optional

### Vertical Woodgrain Finish

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



OR

### Full Width

Spacious laminated 'handleless' 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).

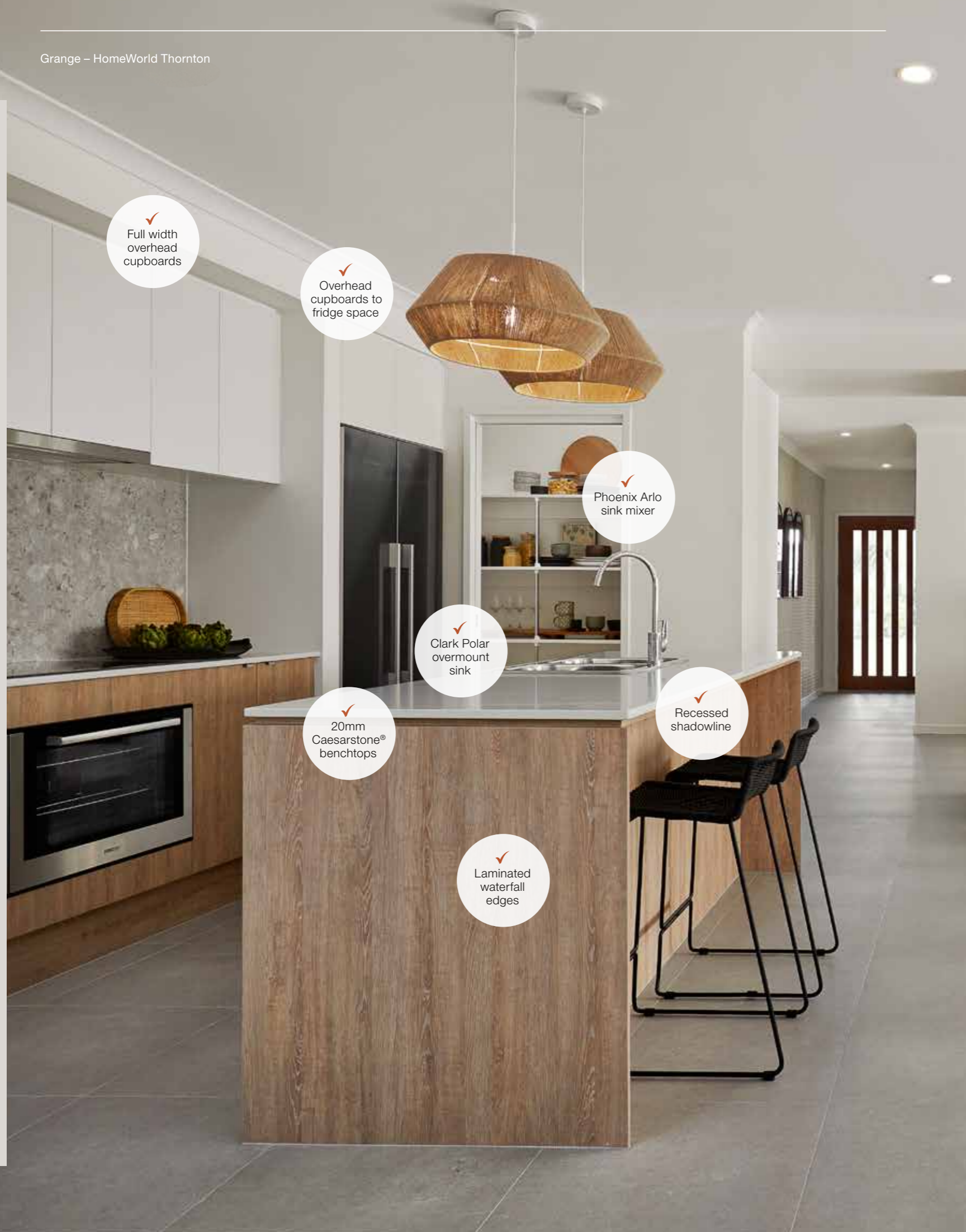


### Fridge Space

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

### Soft Close Cabinetry

Soft close runners to all drawers and soft close hinges to overhead cupboards and base cabinets.



✓ Full width overhead cupboards

✓ Overhead cupboards to fridge space

✓ Phoenix Arlo sink mixer

✓ Clark Polar overmount sink

✓ 20mm Caesarstone® benchtops

✓ Recessed shadowline

✓ Laminated waterfall edges

## Kitchen

# Benchtop, Mixers, Sinks & Appliances

### Caesarstone® Benchtops

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



Snow Ocean Foam Osprey Intense White Oyster Raven

### Laminated Waterfall Edges

16mm laminated waterfall edges.

AND/OR

### Recessed Shadowline

Add a recessed shadowline to your island benchtops.



### Sinks

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

### Sink Mixers

A choice of quality sink mixers.



Clark Punch 1.75 inset sink



Clark Polar overmount sink



Posh Solus MK2



Phoenix Arlo



Base MK3 inset sink



AFA Flow 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 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

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



Technika stainless steel rangehood



Technika stainless steel oven



Technika ceramic glass cooktop

Kitchen

# Handles, Provisions & Pantry

## Handles

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

Empoli



## Drawers

One bank of four cutlery drawers with soft close runners.

Bell Knob



## Provisions

Provision for dishwasher and microwave space, including a pot drawer with soft-close runners (not fully-lined).

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 flush panel door (home specific).



Kitchen

# Splashback

## Window Splashback

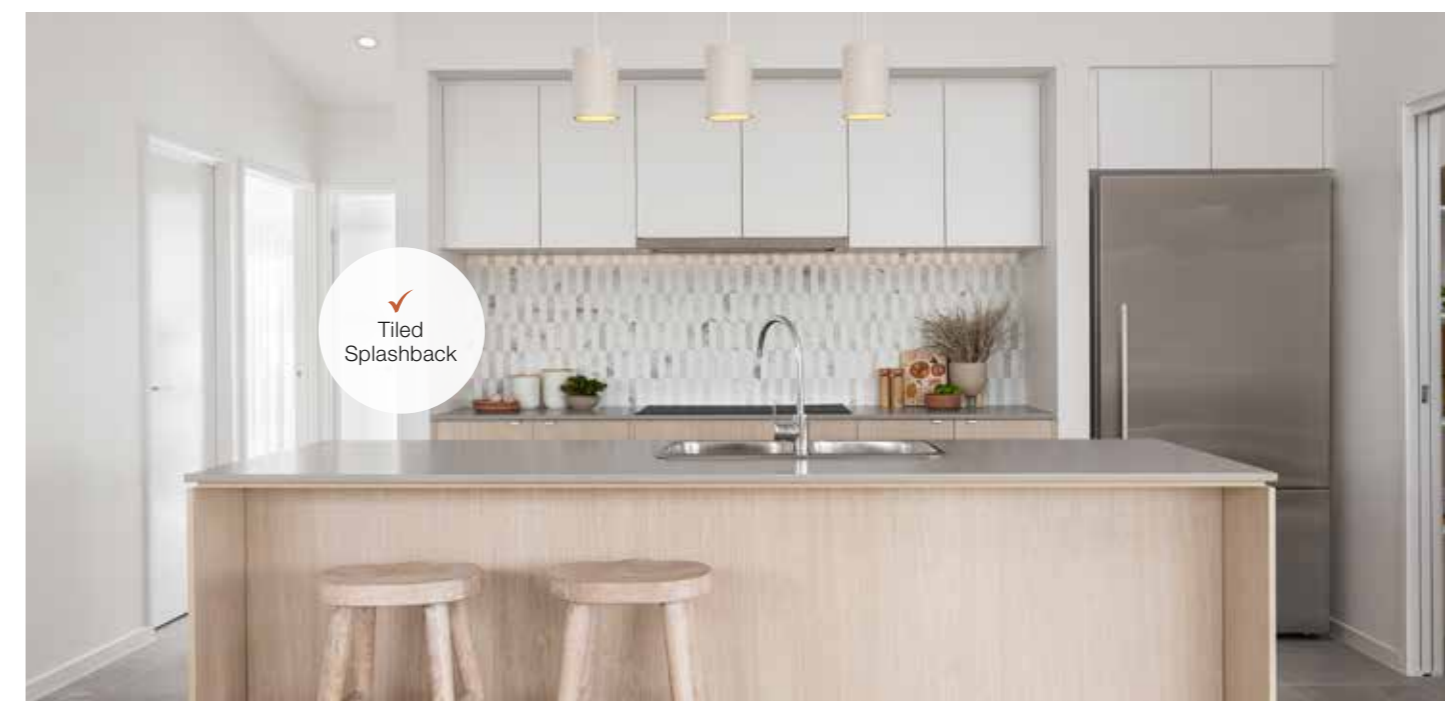
Bring the outside in and soak in the sunshine with a window splashback (home and region specific).



OR

## Tiled Splashback

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





*Bonus Bundle*  
**European Inspired  
 900mm Stainless  
 Steel Appliances**  
 FOR ONLY **\$999\***



**Technika Freestanding Cooker**  
 900mm dual fuel stainless steel freestanding cooker with ten innovative cooking functions, five burners and a spacious 148 litre capacity electric oven.

OR



**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 designed for easy cleaning with five cooking zones and sensor touch controls.

Noosaville – Banyan Hill, Ballina



**Technika Rangehood – Sensor Touch**  
 A modern 900mm stainless steel wall mounted externally ducted canopy rangehood, two energy efficient LED lamps and sensor touch controls.

OR



**Technika Rangehood – Push Button**  
 900mm stainless steel, wall mounted, externally ducted canopy rangehood, with three speed push button electric control, two halogen globes.

OR



**Slideout Stainless Steel Rangehood**  
 900mm front slideout rangehood externally ducted with LED light strip and three speeds (only available with full width overhead cupboards option).

The 'Designer Inclusions Elevated Upgrades Bonus Bundles' offer is available for homes with Designer Standard Inclusions specification only. The 'European Inspired 900mm Stainless Steel Appliance' offer includes a choice of a Technika freestanding cooker or built-in oven with a ceramic cooktop, along with a choice of a Technika sensor-touch, push-button, or slide-out rangehood. The offer is available for new home preliminary agreements entered into the system commencing from 10:00am, April 7, 2025. Geographic restrictions may apply. Photography depicts non-standard items including 600mm porcelain tiling, curved Caesarstone® benchtops, Caesarstone® benchtop gable, cabinetry handles, profiles and finishes, island cabinetry fluting, splashback tiling, feature lighting, square set ceiling, ceiling height, raked ceiling and more which are not included in the price of homes with Designer Standard Inclusions. Other items such as homewares, furniture and refrigerator are not supplied by Coral Homes.



✓  
Frameless polished edge mirror

✓  
2100mm tile height to vanity wall

✓  
Semi-frameless shower screen

✓  
Phoenix Arlo wall basin mixer

✓  
Clark inset basin

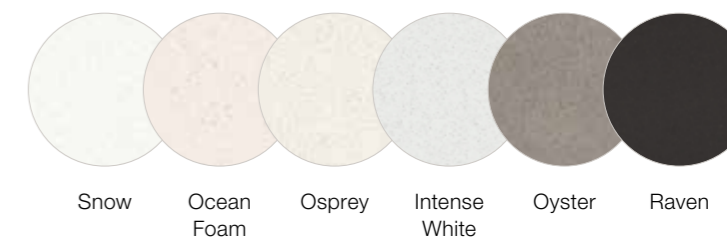
✓  
20mm Caesarstone® benchtops

✓  
Custom wall hung vanity

## Bathroom & Ensuite Caesarstone® Benchtops & Vanities

### Caesarstone® Benchtops

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



### Wall Hung Vanity

20mm Caesarstone® benchtop with custom designed wall hung vanity and soft close hinges.

OR

### Full Height Vanity

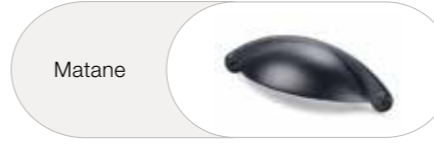
20mm Caesarstone® benchtop with custom designed full height vanity and soft close hinges.

### Vanity Wall Tiling

2100mm tile height to vanity wall.

### Vanity Handles

Choice of handles from builder's standard range to doors beneath selected vanity.



Plus more



✓  
Custom full height vanity

## Bathroom & Ensuite Mixers, Basins & Bath

### Basin Mixer

Phoenix Arlo wall mounted basin mixer.

### Basin

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



Phoenix Arlo wall basin mixer



Clark inset basin - Round



Clark inset basin - Square



Caroma Luna inset basin



Roca The Gap inset basin - Round



Roca The Gap inset basin - Square



Roca The Gap inset basin - Oval

OR

### Basin Mixer

Phoenix Arlo basin mixer (hob mounted).

### Basin

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



Phoenix Arlo basin mixer



Caroma Tribute inset basin - Square



Roca The Gap Inset basin - Square

### Bath Mixer

Phoenix Arlo wall mounted bath mixer.

### Freestanding Bath

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



Phoenix Arlo wall bath mixer



Freestanding bath

## Bathroom & Ensuite Accessories & Toilet Suite

### Accessories

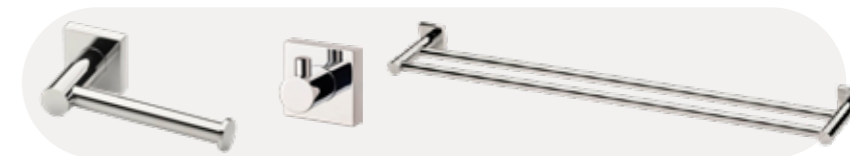
Phoenix Radii round or square chrome toilet roll holders with the choice of either robe hooks or a 600mm double towel rail.

### 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 Luna inset basin with tap landing and chrome pop up waste and overflow.



Phoenix Arlo basin mixer



Caroma Luna inset basin



350mm laminated drop front vanity

Hamilton – Flagstone



✓  
Phoenix Arlo  
wall basin  
mixer

✓  
Clark inset  
basin

✓  
20mm  
Caesarstone®  
benchtops

✓  
Custom full  
height vanity

✓  
Phoenix Vivid  
5 function rail  
shower

✓  
Semi-frameless  
shower screen

## Bathroom & Ensuite Shower & Mirrors

### Shower Mixer

Phoenix Arlo shower wall mixer.

### Rail Shower

Phoenix Vivid 5 function chrome rail shower.

### Shower Screen

Semi-frameless shower screen.

### Privacy Glass

Satinlite obscure glass to bathroom and ensuite windows.

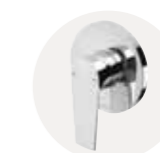
### Mirrors

Frameless polished edge mirrors to full width of vanity.

Optional

### Mirror Extended Over Bath

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



Phoenix Arlo  
shower wall mixer



Phoenix Vivid 5 function  
rail shower



✓  
700mm  
high polished  
edge mirror  
over bath

✓  
freestanding  
bath

# Bonus Bundle Carpet & Laminate

NARROW LOT DESIGNS  
FROM ONLY

# \$7,999\*

Includes Scotia

Traditional, Acreage &  
Double Storey from only \$10,499\*



Atlanta - SkyRidge, Worongary

35 years  
BUILDING  
DREAM HOMES



The 'Designer Inclusions Elevated Upgrades Bonus Bundles' offer is available for homes with Designer Standard Inclusions specification only. The 'Flooring Essentials' offer provides the choice of Carpet and Tiles or Carpet and Laminate. The promotion includes the 'Rumble' range of carpets available in a selection of colours, 450mm x 450mm ceramic tiles from the builder's standard range, or the 'Wood Effects Essentials' range of timber look laminate flooring 1215x197x8mm in a range of colours, including scotia finish to floor areas. The offer is available for new home preliminary agreements entered into the system commencing from 10:00am, April 7, 2025. Geographic restrictions may apply. Photography depicts non-standard items including: Plank Mezzano engineered European Oak Grell colour 190x190x15mm timber flooring without scotia finish to main floor and non-standard items such as the upgraded statement staircase, feature lighting, grand entry door, wine cellar, square set ceiling and ceiling height, upgraded pantry cabinetry, cabinetry handles, profiles and finishes, island cabinetry fluting, silicone finish to curve island flooring, curved Caesarstone® island benchtop and Caesarstone® waterfall gable, an extended window kitchen splashback, integrated refrigerator, upgraded under-mount sink, upgraded tapware and more which are not included in the price of homes with Designer Standard Inclusions. Other items such as homewares, furniture, fencing and landscaping are not supplied by Coral Homes.

BONUS BUNDLE – FLOORING ESSENTIALS

BONUS BUNDLE – FLOORING ESSENTIALS



### Bonus Bundle Carpet & Tiles

NARROW LOT DESIGNS  
FROM ONLY

**\$7,999\***

Traditional, Acreage &  
Double Storey from only \$10,499\*

The 'Designer Inclusions Elevated Upgrades Bonus Bundles' offer is available for homes with Designer Standard Inclusions specification only. The 'Flooring Essentials' offer provides the choice of Carpet and Tiles or Carpet and Laminate. The promotion includes the 'Rumble' range of carpets available in a selection of colours; 450mm x 450mm ceramic tiles from the builder's standard range, or the 'Wood Effects Essentials' range of timber look laminate flooring 1215x197x8mm in a range of colours. The offer is available for new home preliminary agreements entered into the system commencing from 10:00am, April 7, 2025. Geographic restrictions may apply. Photography depicts non-standard items including upgraded porcelain tiling, upgraded wool carpet, cabinetry handles, profiles and finishes, island cabinetry fluting, curved Caesarstone® island benchtop and Caesarstone® waterfall gable, upgraded under-mount sink, black sink mixer, 900mm appliances, square set ceiling and ceiling height, feature lighting, stacker doors, upgraded alfresco and more which are not included in the price of homes with Designer Standard Inclusions. Other items such as wallpaper, homewares, furniture, timber decking, landscaping and fencing are not supplied by Coral Homes.

## Interior Storage & Wardrobes

### Linen Cupboards

Four shelves to linen cupboards for increased storage.

### Walk-in Linen Cupboards *(home specific)*

OR

### Linen Cupboards with vinyl sliding doors *(home specific)*

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

One shelf to robes with chrome hanging rail.

### Built-in Bedroom Robes *(home specific)*

2100mm high mirror or vinyl sliding doors to built-in robes and one shelf with chrome hanging rail.



## Interior Internal Doors, Paint & Ceiling

### Flush Panel Doors

2040mm Flush Panel internal doors.

### Door Handles

Choice of chrome passage and privacy internal door handles.



Plus more

### Paint

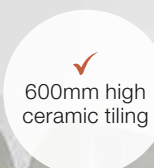
Durable three coat premium paint system to internal walls. Two coat gloss aquanamel paint to interior mouldings and doors and two coat paint system to ceilings and cornice.

### Ceiling Height

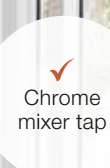
2400mm high ceilings throughout your home.




Hamilton – Flagstone



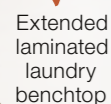
600mm high ceramic tiling



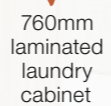
Chrome mixer tap



45 litre stainless steel drop in tub



Extended laminated laundry benchtop



760mm laminated laundry cabinet



Interior

## Technology, Electrical & Laundry

### National Broadband Network

Provision for NBN communication equipment within the garage.

### Power Points

One dual 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 & Outdoor Fan/s

Ceiling fan with speed controller and LED light (region specific – see Price List for details).

### Laundry Cabinet

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

### Laundry Benchtop (home specific)

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

### Laundry Tiling

600mm high ceramic tiling to cabinet splashback.



# Bonus Bundle 2550mm High Ceiling

NARROW LOT DESIGNS  
FROM ONLY

## \$2,999\*

Traditional, Acreage &  
Double Storey from only \$3,499\*



The 'Designer Inclusions Elevated Upgrades Bonus Bundles' offer is available for homes with Designer Standard Inclusions specification only. The 'High Ceiling' offer provides 2550mm high ceilings to single storey and acreage homes and to the lower level of double storey homes. The offer is available for new home preliminary agreements entered into the system commencing from 10:00am, April 7, 2025. Geographic restrictions may apply. Photography depicts non-standard items including outdoor tiling, stacker doors, 600mm x 600mm porcelain tiling, upgraded splashback, cabinetry finish, feature lighting, ceiling height and more which are not included in the price of homes with Designer Standard Inclusions. Other items such as homewares, furniture, wallpaper, landscaping and fencing are not supplied by Coral Homes.

On display

**Atlanta**  
SKYRIDGE,  
WORONGARY

35 years  
BUILDING  
DREAM HOMES

Exterior  
**Roof, Pitch & Garage**

✓  
COLORBOND®  
roof

✓  
25° roof  
pitch

✓  
Automatic  
Garage Door

**Roof Pitch**

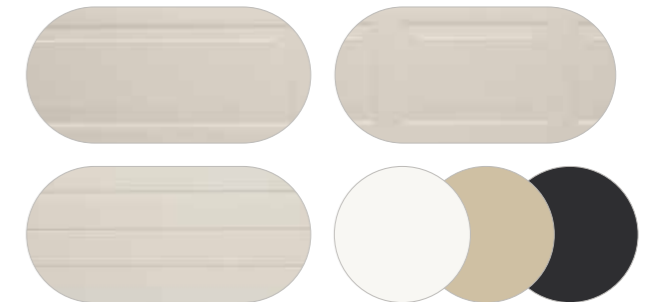
Added street appeal with a 25° roof pitch  
(home specific).

**Roof Eaves**

450mm eaves (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.



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).



Proud Suppliers of  
**COLORBOND® steel**  
& **TRUECORE® steel**

**Colorbond®** | **Truecore®**

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

Colorbond

Truecore

New  
Acreage display  
with granny flat  
Kensington  
Grove

*On display*

**Highlands**  
EVERLEIGH ESTATE,  
GREENBANK

\*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 and items including feature stone, brick and timber, render finish, 2340mm entry door height and sidelight window, stained entry door frame, raked ceiling, upgraded windows, external bedroom doors, window furnishings, feature lighting, built-in cabinetry, and more which are not included in the price of homes with Designer Standard Inclusions. Other items such as homewares, furniture, porch tiling, paving, pergola, driveway, landscaping and fencing are not supplied by Coral Homes. TRUECORE® and COLORBOND® are registered trade marks of BlueScope Steel Limited (ABN 16 000 011 058). All rights reserved.



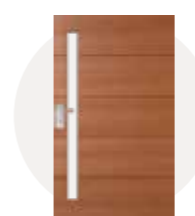
Aluminium windows

Grand single entry door

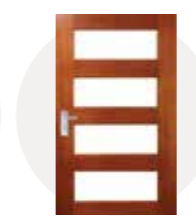
# Exterior Grand Entry Doors

## Grand Entry Door

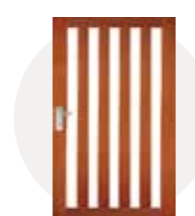
One statement **1200mm x 2040mm wide entry door** or 820mm x 2040mm timber front entry door stained or painted (*home and region specific*).



XLR160



XS24



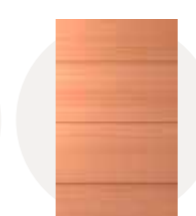
XS45



JST1



XS26



XLR150

## Door Handle

Double cylinder entry door handle.



Grand Single Entry Door

# Designer Standard Inclusions



Hamilton – Flagstone

## Pre-Construction

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

## Kitchen

- Caesarstone® Benchtops** – 20mm Caesarstone® Crystalline silica-free benchtops from the builder's standard range  
– Laminated waterfall edges (*optional*)  
– Recessed shadowline (*optional*)
- Overhead Cupboards** – One (1) laminated, two (2) door 'push to open' style overhead cupboard above fridge space  
– Laminated 'handleless' style overhead cupboards to full width of rear bench, **or** two (2) laminated 'handleless' style overhead cupboards (*each side of rangehood*)  
– 600mm front slideout rangehood (*optional*)  
– Vertical woodgrain finish to overhead cupboards (*optional*)
- Cabinetry Hardware** – Soft close hinges to overhead cupboards and base cabinets  
– Soft close runners to drawers
- Sink & Sink Mixers** – Posh Solus MK2 **or** Phoenix Arlo  
– Clark Punch stainless steel 1.75 bowl inset sink **or** Clark Polar overmount double bowl sink **or** Base MK3 inset Sink **or** AFA Flow overmount sink
- Appliances** – 600mm Technika stainless steel wall mounted canopy rangehood  
– 600mm Technika stainless steel electric under bench oven  
– 600mm Technika ceramic glass cooktop
- Cabinetry** – Fully-lined interior and exterior laminated cabinetry  
– Doors to underside of cooktop bench and island bench  
– One (1) bank of four (4) cutlery drawers  
– Provision for under bench microwave space with pot drawer (*not fully-lined – home specific*)  
– Provision for dishwasher (*not fully-lined*)  
– Choice of handles from builder's standard range to drawers and doors beneath benches  
– Four (4) shelves to pantry with 2040mm flush panel door (*home specific*)
- Splashback** – Tiled splashback from builder's standard range **or** window splashback (*home specific & region specific*)

## Bathroom & Ensuite

- Caesarstone® Benchtops** – 20mm Caesarstone® Crystalline silica-free benchtops from the builder's standard range
- Custom Vanities** – 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 (*woodgrain finish not included*)
- Basins** – Clark inset round, Clark inset square, Caroma Luna inset **or** Roca The Gap inset round, Roca The Gap inset square, Roca The Gap inset oval **or** **hob mounted basins**: Clark inset square basins or Roca The Gap inset basin square with chrome pop up and overflow.
- Accessories** – Phoenix Radii round **or** square chrome toilet roll holders, one (1) double towel rail **or** two (2) robe hooks
- Basin Mixer** – Phoenix Arlo hob mounted basin mixer **or** wall mounted mixer
- Freestanding Bath** – 1400mm **or** 1600mm bath with overflow and chrome waste (*home specific*)
- Bath & Shower Mixers** – Phoenix Arlo wall mounted bath and shower mixers
- Rail Shower** – Phoenix Vivid 5 function chrome rail shower
- Shower Screens** – Semi-frameless shower screen with silver frame colour and pivot action door
- Mirrors** – 900mm high frameless polished edge mirrors to width of vanity  
– Mirror extended over bath (*optional – home specific*)
- 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 2100mm high shower in ensuite/s and bathroom/s with 150mm high skirting tile (*nominal*)  
– Choice of tile colours from builder's standard range
- Privacy Glass** – Satinlite obscure glass to bathroom and ensuite windows
- Floor Grates** – Chrome square floor grates

## Laundry

- Laundry Unit** – 45 litre stainless steel drop in tub
- Laundry Cabinet & Benchtop** – 760mm wide laminated laundry cabinet (*with soft close hinges*)  
– An extended laminated laundry benchtop (*up to 1300mm*)
- Tapware** – Chrome laundry mixer tap
- Tiling** – 600mm high ceramic tiling to laundry cabinet splashback  
– Ceramic tiling to laundry floor with 150mm skirting tile (*nominal*)  
– Choice of tiles from builder's standard range

## Powder Room

- Basin Mixer** – Phoenix Arlo hob mounted basin mixer
- Basin** – Caroma Luna inset basin with tap landing and chrome pop up waste and overflow
- Drop Front Vanity** – 350mm laminated top with drop front vanity in a range of colours
- Mirror** – 900mm high frameless polished edge mirror to width of benchtop
- Toilet Suite** – Posh Solus round toilet suite with soft close seat
- Tiling** – Up to 350mm high ceramic tiling to powder room splashback  
– Ceramic tiling to powder room floor with 150mm skirting tile (*nominal*)  
– Choice of tiles from builder's standard range
- Accessories** – Phoenix Radii round **or** square chrome toilet roll holder

Home Specific

# Designer Standard Inclusions

## Interior

<b>Ceiling Height</b>	– 2400mm high ceilings to single storey and double storey homes
<b>Internal Doors &amp; Handles</b>	– 2040mm flush panel internal doors – Passage and privacy internal door handles from builder's standard range ( <i>room specific</i> )
<b>Linen Cupboards</b>	– Four (4) shelves to linen cupboards – 2100mm high framed vinyl sliding door <b>or</b> – 2040mm hinged door to linen cupboards ( <i>home specific</i> )
<b>Wardrobes</b>	– One (1) shelf to robes with chrome hanging rail – 2100mm mirror or vinyl sliding doors to bedroom robes ( <i>home specific</i> )
<b>Broom Cupboards</b> ( <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
<b>Staircase</b>	– Cover grade (to suit carpet) staircase ( <i>double storey homes</i> )
<b>Skirting, Architraves &amp; Cornice</b>	– Choice of skirting and architraves from builder's standard range – 75mm cove style cornice throughout home
<b>Paint</b>	– 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 eaves exists</i> ) ( <i>home specific</i> ) – Earth leakage circuit breakers – Smoke detectors – Ceiling fan with speed controller and LED light ( <i>region specific</i> )
<b>Electrical</b>	
<b>National Broadband Network Power Point</b>	– Provision for NBN communication equipment within the garage – One (1) dual USB charge point on a double power point

## Exterior

<b>Front Entry Door</b>	– Double cylinder trilock entry set – Timber entry door 1200mm x 2040mm <b>or</b> 820mm x 2040mm, painted <b>or</b> stained with clear glazing from builder's standard range ( <i>home specific</i> )
<b>External Hinged Doors</b>	– 820mm x 2040mm painted flush panel half glass door to garage <b>and/ or</b> laundry with knob and double cylinder deadlock ( <i>home specific</i> )
<b>Windows &amp; Sliding Doors</b>	– Powder coated aluminium windows with keyed locks, sliding doors and stacker doors ( <i>home specific</i> )
<b>Automatic Garage Door</b>	– Garage door with textured finish in a range of COLORBOND® steel colours and includes one wall button and two remotes
<b>Cladding</b>	– 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> )
<b>Garden Taps</b>	– Two (2) external brass taps ( <i>home specific</i> )
<b>Outdoor Living Fan</b>	– Ceiling fan with speed controller and a blade rotation diameter of minimum 900mm to one (1) outdoor living ( <i>home and region specific</i> )

Lisbon – Banyan Hill, Ballina



## Roof

<b>Downpipes</b>	– Round PVC painted downpipes
<b>Fascia and Gutters</b>	– COLORBOND® steel fascia and gutters in a range of colours
<b>Roof Pitch</b>	– 25 degree roof pitch ( <i>home specific</i> )
<b>Roof Eaves</b>	– 450mm eaves ( <i>home 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> ) – Termite treated structural timber frame and roof trusses ( <i>home specific</i> ) – Concrete engineer designed slab to suit 'S' class soil classification ( <i>no allowances for piling or retaining walls – region specific</i> ) – Concrete slab to suit up to 'M' class soil classification ( <i>region specific</i> )
-----------------------	---



Scan

to download your region specific pricelist and see your energy inclusions.

## Maximising Energy 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.

The Coral Homes standard energy inclusions vary from region to region across New South Wales and Queensland. For a list of your energy inclusions, visit our website or speak with a New Home Consultant at a Display Home near you.



## Selection Showrooms

Our expert Interior Designers will guide you through the selection process, tailoring your home to your style and needs. Book an appointment to visit our showrooms in Varsity Lakes, QLD, or Tuggerah, NSW.



### Selection Appointment

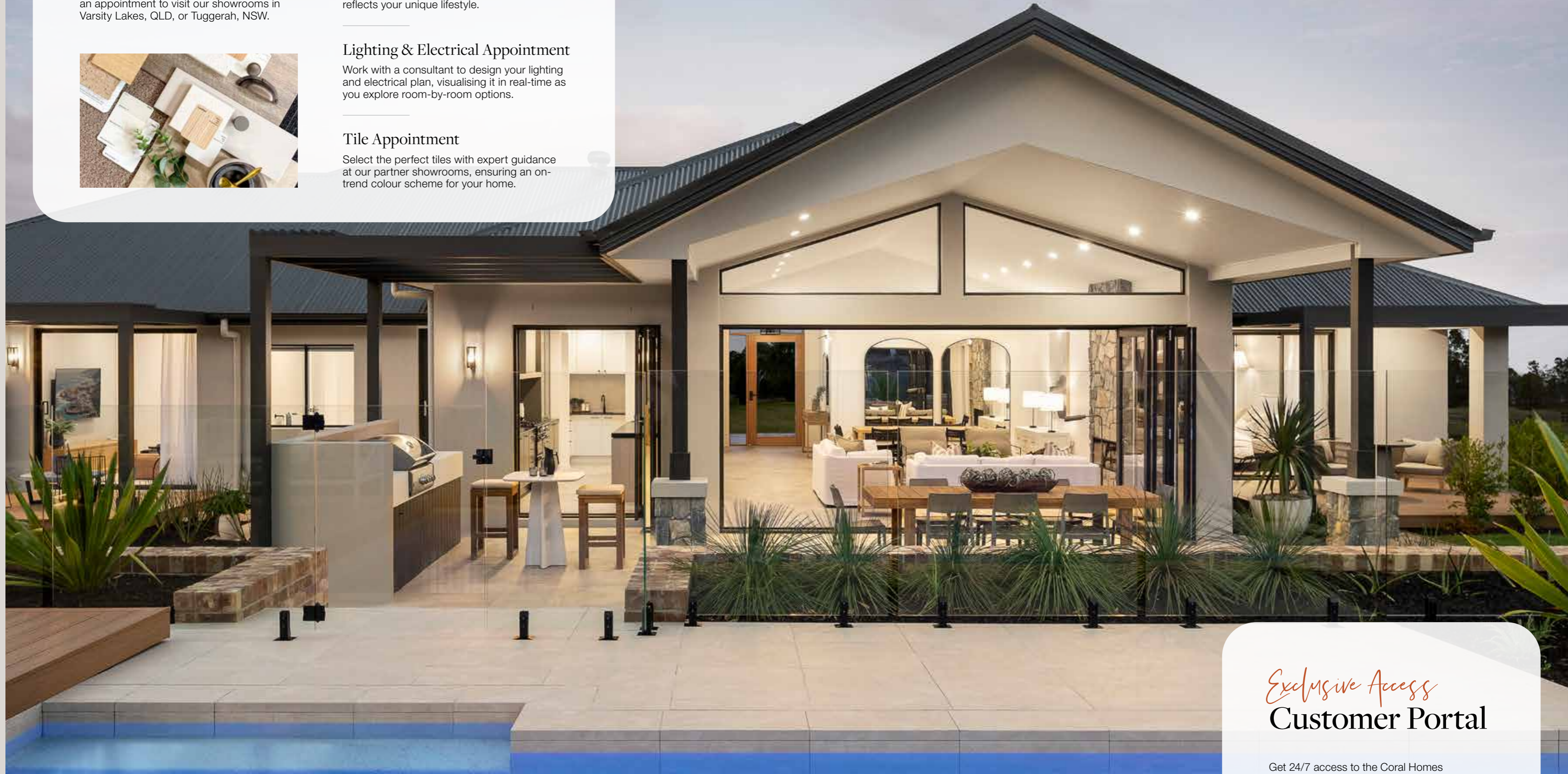
Explore a wide range of fixtures, fittings, and the latest industry trends. Our designers will help you create a home that reflects your unique lifestyle.

### Lighting & Electrical Appointment

Work with a consultant to design your lighting and electrical plan, visualising it in real-time as you explore room-by-room options.

### Tile Appointment

Select the perfect tiles with expert guidance at our partner showrooms, ensuring an on-trend colour scheme for your home.



## Exclusive Access Customer Portal

Get 24/7 access to the Coral Homes Customer Portal after completing your paperwork and deposit. Stay informed and inspired with project updates, resources, contracts, and more - all in one place.

# Why Coral Homes?



35+ Years  
Experience



Independent  
Quality Inspections



Award-Winning  
Home Builder



Fixed Price  
Guarantee\*

## Partners in building

**CLIPSAL**

**carpetCALL**  
FLOOR CENTRE

**A&L**  
WINDOWS | DOORS

**caesarstone**

**DAIKIN**

**JamesHardie**

**national tiles**

**Lovelight**

**reece**

**Laminex**

**Harvey Norman**  
COMMERCIAL DIVISION QLD

**BEAUMONT TILES**

**ACCESS INSULATION**  
VENTILATION AND SKYLIGHT SPECIALISTS

**POLY GLASS FIBRE**  
Insulation

[coralhomes.com.au](http://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. 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. Coral Homes Qld Pty Ltd QBCC 1014053. Coral Homes Pty Ltd QBCC 50792, NSW OFT 62084C.