

A winning design



The Award



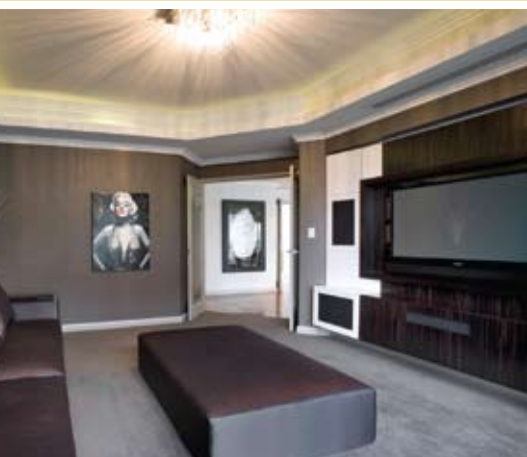
An Investment in Quality

Ultra-stylish and ultra-contemporary, the Award is winning hearts and minds with its stunning feature façade, intelligent floorplan and premium quality fitout. Kimberley sandstone, American Walnut, stone and glass have been used to dazzling effect to create Atrium Home's most modern design yet.

Everything today's family could want is here. A home office, theatre, spacious and free-flowing areas for dining, living and entertaining, a gourmet kitchen, alfresco area and private areas for rest and recreation.

- Stunning render and stone façade
- High ceilings with feature bulkheads
- Home office
- Modern kitchen with stainless-steel appliances
- Elegant dining and living spaces
- Covered alfresco area
- Powder room downstairs
- Four bedrooms and two bathrooms upstairs
- Separate sitting room
- Luxurious master ensuite
- Theatre

The Award. The latest in contemporary style and modern luxury.



Specification Items

- Fixed price contract
- 120 days maintenance period
- Architectural Design Service available to suit your personal requirements
- 100mm thick engineer designed slab and footings
- Double clay brick construction
- Acrylic texture render finish to all external walls including to inside of garage
- Bristle Monaco clay roof tiles
- R3.5 insulation
- Dux 'Prodigy' 360T 5 star hotwater unit
- Full copper hot and cold water
- One gas heating point
- Washing machine taps to laundry
- Ceramic cisterns
- Plasterboard lining to garage, porch and alfresco
- Cairo 3 step cornice throughout
- Feature bulkhead with lighting trough to theatre, kitchen and family room
- Feature bulkhead to meals and alfresco
- Raised ceiling to bedroom 1, retreat, void and stairs
- Curtain trough to over family room window
- Aluminium frame to entry with aluminium frame window over
- Aluminium clear glazed doors to entry
- Timber garage to entry frame
- Gainsborough 8901 ANG Angular Lever set S/C to garage to entry door
- Gainsborough Senator series 9965 S/C internal door furniture
- Feature glazed doors to study/entry, entry/family and theatre/family
- Key locked aluminium windows and sliding doors
- Flyscreens to windows and sliding doors
- Full painting external and internal (including three coat internal wall painting)
- Custom wood nosings as per plan
- Colonial skirting to all habitable areas including to stairs
- All shelving white lined melamine
- One shelf to robes and broom cupboards
- Four shelves to pantry and linen
- Double bowl stainless steel under mount kitchen sink
- Quality stainless steel electric oven, gas hotplate and slideout rangehood
- Kitchen benchtops feature stone
- Kitchen cupboard doors pre laminate gloss with square edges and handles
- Contrasting laminate colour to overhead cupboard doors and appliance cupboard pocket doors
- Four glass doors to rear of island cupboard
- Mirror wall to centre section on rear of island cupboard
- Mirror splashback over hotplate wall
- Seven banks of three drawers
- Microwave recess
- Wine rack
- Stone vanity cupboard top to ensuite
- Laminate square form edge vanity cupboard tops to ensuite and bathroom
- Laminate square form edge cupboard tops to laundry with stainless steel inset trough
- Bank of three drawers to ensuite and bathroom
- Generous ceramic tiles allowance of \$50/m2 retail
- Full height wall tiling to ensuite
- Full height tiling to bathroom on vanity basin wall
- Full height tiling to powder 1 on vanity basin wall
- 1200mm high wall tiles to bathroom, laundry, powder 1 and powder 2
- Floor tiles to ensuite, bathroom, laundry, powder 1, powder 2, alfresco and porch
- Quality flickmixer taps to sink, basins, baths and showers
- Shower rail set to all showers
- Two sets of taps and roses to ensuite shower
- Quality vitreous china wall basin with shroud to powder 1 and powder 2
- Quality vitreous china inset basins to ensuite and bathroom
- Clear glass semi frameless pivot shower door to bathroom and ensuite
- Square polished edge mirrors to ensuite and bathroom over vanities
- Square polished edge mirrors to powder 1 and powder 2 over wall basins
- Quality towel rails and toilet roll holders
- Privacy locks to bathrooms and powder rooms
- Wrought iron balustrade to stairs and void with stainless steel handrail
- Feature stonework to curved brick feature to front elevation
- Auto sectional garage door with coloured frame and dark tint perspex panels
- Brick paved drive and path (allowance of 40m2 @ PC \$24/M2)

PRICE DOES NOT INCLUDE: Decorator items, light fittings, built-in cabinet work, furniture, floor coverings, or floor tiling to main floor, window treatments, landscaping, reticulation, air conditioning, stone to 1st step, feature stair treads and stainless steel look lining to risers, Cabana, timber flooring, site works, retaining walls, underground power run in, fencing, extra sewer or water run in over allowance, council crossover fee. All can be priced on application.

Ground floor	167.94m ² (65.90m)
First floor	168.82m ² (54.78m)
Porch	10.84m ²
Garage	40.80m ²
Alfresco	22.68m ²
Total Area	411.08m ²



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Atrium Homes is a family business, with a strong commitment to personal service and a pride in building homes of superior quality and design.



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