



**Kookaburra**  
HOMES



**KOOKABURRA HOMES**  
Home Specifications  
Two Storey Homes

[kookaburrahomes.com.au](http://kookaburrahomes.com.au)

# *Lifestyle Specification*

Enhance Your New Kookaburra Home  
to Suit Your Lifestyle



# Our Home Specifications - Classic Homes

PLANNING AND GENERAL WORKS	<i>Lifestyle Spec</i>
Fixed price contract	✓
3 month maintenance period	✓
Council application and building fees	✓
Working drawings, soil report and contour plans	✓
Wind speed rated up to N3 (41m/s)	✓
Mains electrical connection - up to 15 metres	✓
Sewers and drain connections - up to 30 metres	✓
Downpipes from gutter terminated at floor level	✓
Mains water connection from meter - up to 15 metres	✓
Two garden taps on house outside wet areas	✓
FOOTINGS AND FOUNDATIONS	
Siteworks up to 300mm Crossfall	✓
Footings included to 'S' Class classification	✓
20 MPA concrete	✓
Termite treatment collars to slab penetrations	✓
Engineered footing design	✓
FRAME CONSTRUCTION	
2400mm high ceilings	✓
H2 Termite Resistant Timber	✓
Trenched top and bottom plates	✓
Engineered timber frames and trusses	✓
FLOOR CONSTRUCTION - Upper Level	
19mm tongue and groove particle board flooring - Termiflor	✓
ROOF COVER	
Colorbond fascia, gutters and roof sheeting	✓
22.5 degree pitch	✓
450mm wide eaves	✓
EXTERNAL CLADDING	
Panelized Colorbond horizontal cladding or Hardies fibre cement cladding: smooth or woodgrain	✓
INSULATION	
External walls	R2.5HD
Ceiling: R4 insulation batts	✓
Sisalation foil to external walls	✓
BALCONY	
Stainless steel posts and handrails with stainless steel wire	✓
CCA decks and verandah under main roof	✓

# Our Home Specifications - Classic Homes

WINDOWS	<i>Lifestyle Spec</i>
Powder coated aluminium sliding windows with fly screens	✓
Locks to all windows	✓
Obscure glass to bathroom, ensuite and WC	✓
LININGS	
Walls and ceiling 10mm plasterboard	✓
55mm cornice	✓
Three coat wash and wear paint to internal walls	✓
JOINERY	
Architraves: 67 x 18mm single beveled MDF - painted	✓
Skirtings: 67 x 18mm single beveled MDF - painted	✓
Linen cupboard: 4 x melamine shelves	✓
Two Pack finish to linen doors and drawers	✓
Walk In Robe: Melamine shelf and hanging rail	✓
Shelf bank to Walk In Robe	✓
Built In Robes	✓
DOORS AND FURNITURE	
Entry/External: powder coated sliding door with screen or panel carved hinged door	✓
Internal: flush panel	✓
Furniture: lever door handles	✓
ELECTRICAL	
Light and double powerpoint per room	✓
2 x double powerpoints to kitchen	✓
Single powerpoint to fridge	✓
Smoke detectors hard wired battery backup	✓
2x TV Point and 2x Phone Point	✓
External power points to HWS and pump	✓
External lights to exits	✓
Earth leakage safety switch	✓
TILING	
Kitchen: 600mm splashback	✓
Bathroom / ensuite: 2100mm to shower, 600mm above bath	✓
Bathroom / ensuite: 1200mm around walls	✓
WC: Up to 300mm skirting row around walls	✓
Laundry: Up to 300mm splashback, Up to 300mm skirting row around walls	✓
Floor tiles to wet areas laid on square	✓

# Our Home Specifications - Classic Homes

LAUNDRY	<i>Lifestyle Spec</i>
45L stainless steel trough with cabinet	✓
Tapware from builders range	✓
¼ Turn washing machine taps	✓
KITCHEN	
1 ¾ bowl stainless steel sink with kitchen flickmixer	✓
Top of the range Blum motion soft close doors and drawer	✓
Set of 4 Cutlery Drawers	✓
Handles from Builders Range	✓
Stainless steel under bench oven and cooktop	✓
Stainless steel rangehood	✓
Stainless steel dishwasher	✓
Overhead cupboards to fridge and cooktop run. 720mm high with bulkhead	✓
Laminate bench tops	High Gloss Finish
Two Pack finish doors and drawers	✓
Pantry: 4 x melamine shelves	✓
BATHROOM AND ENSUITE	
Vanity cupboard with drawer set	✓
Two Pack finish to vanity doors and drawers	✓
Acrylic bath approximately 1500mm	✓
Quality tapware from builders range	✓
Dual flush porcelain toilet suites	✓
Chrome accessories	✓
Shower screens: laminated clear glass, semi-frameless surround	✓
Tiled shower base	✓
Mirrors with polished edge - up to 900mm	✓
3 in 1 exhaust / heat / fan	✓
M26 Instantaneous gas HWS for multiple bathroom designs	✓
Pop up wastes to vanity basins	✓



# Our Home Specifications - Brick Homes

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3 month maintenance period		✓
Council application and building fees		✓
Working drawings, soil report and contour plans		✓
Mains electrical connection - up to 15 metres		✓
Sewers and drain connections - up to 30 metres		✓
Downpipes from gutter terminated at floor level		✓
Mains water connection from meter - up to 15 metres		✓
Two garden taps on house outside wet areas		✓
FOOTINGS AND FOUNDATIONS		
Siteworks up to 300mm Crossfall		✓
Footings included to 'S' Class classification		✓
20 MPA concrete		✓
Termite treatment collars to slab penetrations		✓
Engineered footing design		✓
FRAME CONSTRUCTION		
2400mm high ceilings		✓
H2 Termite Resistant Timber		✓
Trenched top and bottom plates		✓
Engineered timber frames and trusses		✓
FLOOR CONSTRUCTION - Upper Level		
19mm tongue and groove particle board flooring - Termiflor		✓
ROOF COVER		
Colorbond fascia, gutters and roof sheeting		✓
22.5 degree pitch		✓
450mm wide eaves		✓
BRICK WORK - Lower Level		
Clay Bricks - builders range		✓
Mortar: grey		✓
Joints: raked		✓
EXTERNAL CLADDING - Upper Level		
Texturecoat finish foam panel		✓
INSULATION		
External walls		R2.5HD
Ceiling: R4 insulation batts		✓
Sisalation foil to external walls		✓
BALCONY (design specific)		
Stainless steel posts and handrails with stainless steel wire		✓
Tiled balcony		✓

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LININGS	
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55mm cornice	✓
Three coat wash and wear paint to internal walls	✓
JOINERY	
Architraves: 67 x 18mm single beveled MDF - painted	✓
Skirtings: 67 x 18mm single beveled MDF - painted	✓
Linen cupboard: 4 x melamine shelves	✓
Two Pack finish to linen doors and drawers	✓
Walk In Robe: Melamine shelf and hanging rail	✓
Shelf bank to Walk In Robe	✓
Built In Robes	✓
DOORS AND FURNITURE	
Entry/External: powder coated sliding door with screen or panel carved hinged door	✓
Internal: flush panel	✓
Furniture: lever door handles	✓
ELECTRICAL	
Light and double powerpoint per room	✓
2 x double powerpoints to kitchen	✓
Single powerpoint to fridge	✓
Smoke detectors hard wired battery backup	✓
2x TV Point and 2x Phone Point	✓
External power points to HWS and pump	✓
External lights to exits	✓
Earth leakage safety switch	✓
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Stainless steel rangehood	✓
Stainless steel dishwasher	✓
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Laminate bench tops	High Gloss Finish
Two Pack finish doors and drawers	✓
Pantry: 4 x melamine shelves	✓
BATHROOM AND ENSUITE	
Vanity cupboard with drawer set up to 900mm, powder room wall to wall	✓
Two Pack finish to vanity doors and drawers	✓
Acrylic bath approximately 1500mm	✓
Quality tapware from builders range	✓
Dual flush porcelain toilet suites	✓
Chrome accessories	✓
Shower screens: laminated clear glass, semi-frameless surround	✓
Tiled shower base	✓
Mirrors with polished edge - up to 900mm	✓
3 in 1 exhaust / heat / fan	✓
M26 Instantaneous gas HWS	✓
Pop up wastes to vanity basins	✓
GARAGE	
Walls and ceilings 10mm plasterboard	✓
Concrete slab	✓
Panel lift door	Automatic with remotes

#### **MURRAY BRIDGE**

Display Homes & Selections Centre  
30 Brinkley Road, Murray Bridge

#### **MOUNT BARKER**

The Bridgehampton Display Home  
Lilac Parade, Clover Park, Mount Barker

The Woodchester Display Home  
Lucerne Crescent, Aston Hills, Mount Barker

#### **ADELAIDE**

Sales & Design Centre  
142 Payneham Road, Stepney



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