



Kookaburra
HOMES



KOOKABURRA HOMES

Home Specifications

Single Storey Homes

kookaburrahomes.com.au

Lifestyle Specification

Enhance Your New Kookaburra Home
to Suit Your Lifestyle



Our Home Specifications

Brick Homes

FOOTINGS AND FOUNDATIONS	<i>Lifestyle Spec</i>
Siteworks up to 300mm Crossfall	✓
Footings included to 'S' Class classification	✓
20 MPA concrete	✓
Termite treatment collars to slab penetrations	✓
Engineered footing design	✓
BRICK WORK	
Clay Bricks - builders range	✓
Mortar: Grey or Cream	✓
Joints: Raked	✓

Classic Homes

FLOOR CONSTRUCTION	<i>Lifestyle Spec</i>
Precast concrete block footing system including ant caps or concrete slab on ground, depending on design	✓
Chain tie down set in concrete or alternative system	✓
H2 timber sub-floor or concrete slab depending on design	✓
19mm tongue and groove particle board flooring	Termiflor
Decks and verandahs included (design specific)	✓
EXTERNAL CLADDING	
Panelized Colorbond horizontal cladding or James Hardie fibre cement cladding	✓
Painted James Hardie Axent trim to all windows and doors	✓

Our Home Specifications

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		✓
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		✓
FRAME CONSTRUCTION		
2700mm high ceilings		✓
H2 Termite Resistant Timber		✓
Trenched top and bottom plates		✓
Engineered timber frames and trusses		✓
ROOF COVER		
Colorbond fascia, gutters and roof sheeting		✓
22.5 degree pitch		✓
450mm wide eaves		✓
INSULATION		
External walls		R2.5HD
Ceiling: R4 insulation batts		✓
Sisalation foil to external walls		✓
WINDOWS		
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		✓

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JOINERY	<i>Lifestyle Spec</i>
Architraves: 67 x 18mm single beveled MDF - painted	✓
Skirtings: 67 x 18mm single beveled MDF - painted	✓
Linen cupboard: 4 x melamine shelves	✓
Polytec Melamine finish to linen doors and drawers in Texture, Matt, Finegrain, Sheen, Woodmatt or Ashgrain finish	✓
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	
Up to 30 LED downlights to internal area (design specific)	✓
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	✓



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LAUNDRY	<i>Lifestyle Spec</i>
45L stainless steel trough with cabinet	✓
Tapware from builders range in chrome or matte black	✓
¼ Turn washing machine taps	✓
KITCHEN	
1 ¾ bowl stainless steel sink with kitchen flickmixer in chrome or matte black	✓
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
Polytec Melamine vanity doors and drawers in Texture, Matt, Finegrain, Sheen, Woodmatt or Ashgrain finish	✓
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 in chrome or matte black	✓
Dual flush porcelain toilet suites	✓
Chrome or matte black 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	✓
M20 Instantaneous gas HWS for single bathroom designs or M26 Instantaneous gas HWS for multiple bathroom designs	✓
Pop up wastes to vanity basins	✓
GARAGE	
Walls and ceiling 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

ADELAIDE

Sales & Design Centre
142 Payneham Road, Stepney



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