



**KOOKABURRA HOMES**  
Home Specifications  
Single Storey Homes

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

# Lifestyle Specification

Enhance Your New Kookaburra Home to Suit Your Lifestyle



## Brick Homes

FOOTINGS AND FOUNDATIONS	Lifestyle Spec
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	Lifestyle Spec
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	Lifestyle Spec
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	✓

# Our Home Specifications

JOINERY	Lifestyle Spec
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 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	✓





## Our Home Specifications

### LAUNDRY

*Lifestyle Spec*

- 45L stainless steel trough with 800mm wide melamine cabinet & laminate benchtop
- 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
- Polytec Melamine 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
- Polytec Melamine vanity doors and drawers in Texture, Matt, Finegrain, Sheen, Woodmatt or Ashgrain finish
- 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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