



Kookaburra
HOMES



KOOKABURRA HOMES
Home Specifications
Single Storey Homes

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	<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 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

	<i>Lifestyle Spec</i>
LAUNDRY	
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

Design HQ
133 Adelaide Road, Murray Bridge

MOUNT BARKER

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



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