



KOOKABURRA HOMES

Home Specifications

Two Storey Homes

kookaburrahomes.com.au

Our Home Specifications - Classic Homes

Lifestyle Specification

Enhance Your New Kookaburra Home
to Suit Your Lifestyle



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	✓
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

2700mm 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	✓
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ROOF COVER

Colorbond fascia, gutters and roof sheeting	✓
22.5 degree pitch	✓
450mm wide eaves	✓

EXTERNAL CLADDING

Panelized Colorbond horizontal cladding or James Hardie fibre cement cladding	✓
Painted James Hardie Axent trim to all windows and doors	✓

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	✓
Polytec Melamine 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 - Classic Homes

LAUNDRY	<i>Lifestyle Spec</i>
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	✓
M26 Instantaneous gas HWS for multiple bathroom designs	✓
Pop up wastes to vanity basins	✓



Our Home Specifications - Brick Homes

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FRAME CONSTRUCTION

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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	✓
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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 or cream	✓
Joints: raked	✓

EXTERNAL CLADDING - Upper Level

Texturecoat finish foam panel	✓
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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	✓

Our Home Specifications - Brick Homes

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Architraves: 67 x 18mm single beveled MDF - painted	✓
Skirtings: 67 x 18mm single beveled MDF - painted	✓
Linen cupboard: 4 x melamine shelves	✓
Polytec Melamine 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	✓
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2 x double powerpoints to kitchen	✓
Single powerpoint to fridge	✓
Smoke detectors hard wired battery backup	✓
2x TV Point and 2x Phone Point	✓
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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 up to 900mm, powder room wall to wall	✓
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	✓
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

Design HQ
133 Adelaide Road, Murray Bridge

MOUNT BARKER

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



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