

The Investor Series



4



2



274m²



Investor 15m

\$307,800*

Incredible value as **standard.**

- Quality Timber Laminate or Hybrid Vinyl flooring to living areas
- Carpeted bedrooms, home theatre and study (as applicable)
- Vertical or Venetian blinds to all clear glazed windows
- Internal painted GTEK SmartWall
- Fujitsu fully ducted reverse cycle air con
- 31 course ceilings to living areas
- Your choice of three elevations

Additional inclusions

packed with extra value!^

- Letterbox
- Ground mounted clothesline
- Colorbond wing fence and gate to side of home (if applicable)
- Smeg premium dishwasher
- Side paving allowance
- Rear landscaping

Turn the page for more inclusions

Momentum Specification

Kitchen

- 20mm Essastone benchtops (from Builder's range)
- 20mm Essastone to scullery (from Builder's range where applicable)
- ABS edging to cupboard doors and drawers
- Soft-closers included to all cupboard doors and drawers
- Stylish handles to all cupboard doors and drawers
- Double stainless steel sink (with basket wastes) with premium Alder mixer tapware in chrome, matt black or brushed nickel (from Builder's range)
- Smeg 900mm european designed stainless steel hot plate
- Smeg 900mm european designed stainless steel under bench oven
- Smeg 900mm european designed rangehood flumed to external air
- Dishwasher recess with cold water tap and power point

Ensuite, bathroom and laundry

- Selection of premium Alder mixer tapware in chrome, matt black or brushed nickel (from Builder's range)
- Hobless shower recess
- Mitred tiling to all wet areas
- ABS edging to cupboard doors
- Stylish handles to all cupboard doors
- Soft-closers included to all cupboard doors
- Quality ceramic basins
- Two metre high tiling to shower recess
- Clear glazed framed pivot door screens to bathroom and ensuite shower (where applicable)
- Ceramic soap holders in showers
- Full length framed slimline or frameless mirrors
- Double towel rails with matching toilet roll holders
- Quality chrome floor waste
- Seima wall faced clean flush toilet with nanoglaze surface (ultra smooth and anti-bacterial)
- Seima 45L stainless steel inset trough with laminate bench and 800mm cabinet
- Selection of quality Gainsborough internal door furniture
- 4 shelf pantry and linen included
- Quality tiling to bathroom, ensuite, laundry and WC floor and skirting

Internal

- Paint finish to ceilings, cornice, door and door frames
- GTEK™ SmartWall finishing system, with a lifetime No Crack Guarantee*
- Undercoat/sealer to GTEK™ SmartWall finishing system
- Corinthian Redicote internal doors
- 75mm GTEK™ SmartWall cove cornicing

External

- Acrylic texture coat render (where applicable)
- Modern front elevation (as illustrated)
- Choice of Colorbond® or Harmony Villa Habitat range roof tiles (from Builder's standard range)
- Remote controlled flush fit pelmet garage door (from Builder's range)

- Paving to driveway up to six metres, path, verandah/porch and alfresco (from Builder's standard range)
- Corinthian Solidcore Estate door
- Flushed plasterboard lined ceiling to alfresco & porch
- Front and rear external garden taps
- Rolled brick joints and cream mortar
- Paint finish to eaves and meter box
- Colorbond® fascia, gutters and downpipes
- 25-degree pitch roof
- 2c Brikmakers or Midland Brick external brickwork (from Builder's standard range)

Electrical

- Clipsal Iconic switches and GPOs throughout
- Control link cabling to all light ports
- External lights (as marked on plan)
- Technology package including 1x TV point, 1x data point, 1x phone point, 1x digital antenna
- Hardwired smoke detectors (where applicable)
- RCD safety switch
- Draught stopper exhaust fans to wet areas (where applicable)
- NBN ready - conduits and GPO included

Security

- Affinity Ultralock coloured aluminium windows
- Affinity coloured aluminium sliding doors
- Flyscreens to all sliding doors and windows
- Gainsborough Contemporary Trilock to entry
- Gainsborough lever handle with deadlock to shopper door (where applicable)

Environmental specifications

- NatHERS 6 star energy rating as standard
- 26L continuous flow hot water system
- Solar efficient eaves to total living area
- R4.0 insulation to all living areas and garage
- Four star rated toilet systems
- Weather seal to all external doors

Special Inclusions

- Powered by the strength and stability of BGC, one of Australia's largest home builders
- Lifetime Structural Warranty**
- Six month maintenance period
- GO Homes online client portal
- Building contract indemnity insurance
- Fixed price building contract
- Solid double brick construction
- Professional guidance from our interior design team
- The following fees are included as standard:
 - Building license and Water Corporation fees
 - Costs of plans and specification
 - Contour survey and site inspection†
 - Site repeg if required†
- Complete termite treatment
- Engineer-designed concrete slab
- Sewer connection ten metres past last junction point

Visit 67 Walters Dr, Osborne Park WA 6017

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