



Essentia inclusions

Quality homes for life

ESSENTIA

Xircon
HOMES

Your journey to better living begins here

With Xircon Homes, how you like to live comes first. We believe in creating stylish, modern homes at great value, and designed to be enjoyed over a lifetime. For us, that means exceptional construction and premium quality homes finished to the highest standard, and leading with outstanding service.

Wherever and however you like to live, we'll help you find the perfect home for your family to enjoy every day.



Stylish living is for everyone

We believe everyone deserves to be surrounded by beauty. Xircon Homes celebrates a better quality of modern living, with premium appliances, materials and finishes included as standard, so you can experience stylish living, every day.

To inspire your kitchen creations, you can enjoy European stainless-steel appliances in the heart of your home. In the sanctuary of your bathroom, immerse yourself in refined relaxation, with stone, ceramic and chrome accents. And in your bedrooms and living spaces, enjoy the comfort of all the finer details you can see and feel, with solar hot water, and gas ducted heating.

Every inclusion is designed to bring quality and enjoyment to your home. We promise no extra costs and no hidden fees. We call it value you can trust.

A commitment to quality


and difference

At Xircon we pride ourselves on our next level inclusions. Here's just some of our services we offer:

Exclusive house & land packages 

30 year structural guarantee 

In-house loan specialists 

20+ years of building experience 


12 months maintenance period 

12 months future price guarantee 

Personalised design options 

Rock removal assurance 

Guaranteed site starts 

Fixed site costs 

X Studio tours 

Essentia inclusions

Building Structures

Site works / Foundations

- Engineered design M class waffle concrete slab with one concrete pump allowance Maximum 400mm fall and allowance for fill up to 300mm.
- Part A termite treatment.

Building allotment

- Building allotment up to 650 m2 and maximum building setback of 6 metres. Subject to planning authority.

Connections

- Connections of services: dry tapping water connection, gas, electricity, sewer and telephone conduit. Does not include gas electricity and telephone consumer account opening fees.
- Single phase underground power up to 10m
- Water connection. Dry tap connection on same side of street.
- Gas connection up to 10m
- Sewer and storm water connection up to 650m2 block



Essentia inclusions

External Features

Bricks

- Clay brick selection from builder's range
- Face brickwork natural colours rolled joints

Windows

- Powder coated aluminium feature windows to front elevation
- Powder coated aluminium sliding windows and sliding doors to remainder of home
- Keyed window locks to all openable windows

Front door

- Choice of feature front entry door from standard builder range
- Tri-lever door feature
- Timber door frame

Infill over windows

- Brick infill to front facade windows Painted cement sheet above side and rear elevation windows / doors

Door seals

- Door seals and weather seals to all external hinged doors

Eaves

- Eaves to single and double storey homes as determined by home design and façade type

Hot water

- 6 star solar hot water system, boosted by gas when there is insufficient solar energy



Essentia inclusions

Internal Features

Doors

- Flush panel, 2040mm high

Door furniture

- Lever door furniture in satin chrome finish to all rooms

Mouldings

- 67 x 12mm bevelled MDF skirting
- 67 x 12mm bevelled MDF architraves

Ceilings

- Single storey: 2400mm (nominal) ceiling height
- Double storey: 2400mm (nominal) ceiling height to ground floor with 2400mm (nominal) ceiling height to first floor

Staircase

- MDF treads and risers including plaster dwarf walls to stairs and void areas. Pine handrail as required for chosen design.

Roofing

Pitch

- Roof pitch angled at 22.5°

Material

- Coloured concrete roof tiles from builder's pre-determined colour boards

Fascia and guttering

- Colorbond fascia
- Colorbond guttering
- Colorbond downpipes

Plaster

- 10mm plasterboard to ceiling and walls
- Villaboard to ensuite, bathroom and above laundry trough
- 75mm cove cornice throughout

Plumbing

Taps

- Two external taps (one at front water meter and one next to laundry exit)
- Gas boosted solar hot water system.

Heating

- Gas ducted heating to bedrooms and living areas. Excludes wet areas.



Images are for illustrative purposes only

Essentia inclusions

Laundry



Trough

- 45 litre trough and white metal cabinets with bypass



Tap

- Flick mixer tap with chrome finish



Washing machine

- Two chrome washing machine stops / grubs (hot / cold)

Kitchen & Appliances



Oven / Cooktop

- Fisher & paykel 600mm stainless steel oven with 600mm stainless steel cook top



Cupboards

- Laminate base and overhead cupboards with pull handles



Doors / Drawers

- Standard laminate finish from builder's pre-determined colour boards



Rangehood

- Fisher & paykel 600mm stainless steel Canopy rangehood



Kitchen bench top

- Square edge laminated benchtop



Dishwasher space

- Provision for future dishwasher including single power point and capped cold-water point



Splash back

- Builder Range ceramic wall tiles to areas as per working drawings



Sink and tap

- 1080mm bowl stainless steel sink with drainer
- Flick mixer tap with chrome finish



Pantry

- Four fully lined laminated shelves at 450mm wide



Essentia inclusions

Bathroom, Ensuite, Powder & WC



Vanities

- Vitreous vanity basin with mixer tap to ensuite
- Laminate vanity. Width of vanity determined from chosen floor plan.



Mirrors

- Polished edge mirrors full width of vanity



Bath

- Acrylic bath with wall mounted mixer tap and spout.



Benchtop

- Square edge laminated benchtop



Shower

- Handheld shower rail in chrome finish to ensuite and bathroom



Shower bases

- Tiled shower bases



Toilet suite

- Ceramic close coupled toilet suite in white with soft close top



Accessories

- Single towel rail to bathrooms and toilet roll holders to toilets in chrome finish

Essentia inclusions

Ceramic Tiling

Wall tiles

- Wall tiles to kitchen, bathroom, ensuite and laundry as shown on plans

Floor tiles

- Floor tiles to ensuite, bathroom, laundry and WC selections as per builder's pre-determined colour boards

Paint (Two-Coat Application)

Internal

- Washable low sheen acrylic to internal walls
- Flat acrylic paint to ceiling
- Gloss enamel to all internal woodwork and doors

External

- Low sheen acrylic paint to all external surfaces
- Gloss enamel paint or timber varnish to front entry door
- Flat acrylic paint to all eaves where applicable

Electrical

Internal lights

- LED florescent globes and shades to batten holders.

External lights

- One weatherproof para flood light to rear as per drawings

Power points

- Double power points throughout
- Single power points to fridge, dishwasher and microwave

TV points

- One TV point to living area including 5 meters of coaxial cable to roof space

Telephone point

- Telephone point to kitchen with wall plate as per working drawings

Data point

- One data point to living area

Exhaust fan

- Self-sealing exhaust fans where required



Essentia inclusions

Storage

Walk in robe

- One white laminate shelf and hanging rail

Wardrobes

- One white laminate shelf with hanging rail

Linen / Pantry

- Four white laminate shelves

Wardrobe doors

2040mm high Vinyl sliding doors as per plan

Pantry / Linen doors

- 2040mm Vinyl sliding door (where applicable)

Handles

- Flush pull in polished chrome finish

Floor Coverings

Timber laminated

- Timber-look laminate flooring to entry, kitchen, meals and family. Refer to working drawings.

Carpet

- Builders standard range carpet to bedrooms, second living area and staircase. Refer to working drawings.

Insulation

Ceiling

- Glasswool batts to ceiling of roof space only. Excludes garage ceiling, alfresco area, portico/porch and ground floor ceiling area with first floor above.

External

- Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house.

Please note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report. 6 Star standard compliant (excluding double glazing and low E).



Essentia inclusions

Garage

General

Garage with tiled hip roof including:

- Colorbond sectional overhead door
- Remote control door
- Painted finish cement sheet infill over garage door
- Plaster ceiling and concrete floor.

External walls

- Brick veneer on boundary wall or product specific if required

Pedestrian door

- Weatherproof flush panel 2040mm, low sheen acrylic paint finish. Product specific.

Door frame

- Timber door frame

Door furniture

- Entrance lockset

INCLUSION BROCHURE DISCLAIMER

Images may depict fixtures, finishes, and features are not supplied by Xircon Homes. This includes, but is not limited to, landscaping, pools, fencing, window furnishings, wall furnishings, decorative lighting, décor, furniture, driveways, Planter Box, Outdoor fireplace, and BBQs. This information is to be used as a guide only and Xircon makes no warranties about the accuracy or completeness of the information. For detailed home pricing, please talk to a sales consultant. Xircon reserves the right to substitute the make, or type of any of the products in this brochure to maintain the quality and product development of its homes. Xircon Homes Pty Ltd (referred to in these terms as Xircon Homes) Registered Building Practitioner No: CDB-U 60500



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