



# Moderna inclusions

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Quality homes for life

MODERNA

**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 and stone benchtops 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** 



## 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 650m<sup>2</sup> 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 650m<sup>2</sup> block



## External Features

### Bricks

- Clay brick selection from builder's category 1 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 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





#### Moderna inclusions

## Internal Features

#### Doors

- 2040mm high internal doors

#### 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: 2550mm (nominal) ceiling height
- Double storey: 2550mm (nominal) ceiling height to ground floor with 2400mm (nominal) ceiling height to first floor

#### Staircase

- Vic Ash closed stairs with stainless steel tubes and timber handrails.

## 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

#### Moderna inclusions

## Laundry



#### Trough

- Laminate Laundry Cabinets with stainless steel inset top
- Laminate benchtop 20mm stone



#### Tap

- Flick mixer tap with chrome finish



#### Washing machine

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

# Kitchen & Appliances



## Oven / Cooktop

- Fisher & Paykel 900mm wide dual fuel stainless steel upright cooker.

OR

- Fisher & Paykel 900mm wide stainless steel built-in under bench oven with 900mm wide five burner gas cooktop including wok burner.

OR

- Two Fisher & Paykel 600mm wide stainless steel built-in under bench ovens with 900mm wide stainless steel five burner gas cooktop including wok burner.



## Rangehood

- Fisher & Paykel 900mm wide stainless steel canopy rangehood.

OR

- Fisher & Paykel 900mm wide glass canopy rangehood.

OR

- Fisher & Paykel concealed stainless steel rangehood.



## Dishwasher space

- Fisher and Paykel 600mm stainless steel dishwasher.



## Sink and tap

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



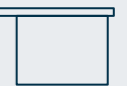
## Cupboards

- Laminate base and overhead cupboards with pull handles



## Doors / Drawers

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



## Kitchen bench top

- 20mm stone benchtop



## Splash back

- Builder category 1 ceramic wall tiles to areas as per working drawings



## Pantry

- Four fully lined laminated shelves at 450mm wide





Moderna inclusions

# Bathroom, Ensuite, Powder & WC



## Vanities

- Double vanity included to master bedroom ensuite ( Design Specific )
- Single vanity to bathrooms.



## Mirrors

- Polished edge mirrors full width of vanity



## Bath

- Acrylic bath with wall mounted mixer tap and spout. Size specific to bathroom design.



## Benchtop

- 20mm stone benchtop



## Shower

- Handheld shower rail in chrome finish to ensuite and bathroom



## Shower bases

- 900 x 900 tiled shower base



## 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

## Moderna 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 to living areas as per electric plan
- Fixed batten holders to the rest of the house
- LED globes and shade batten holders.

#### External lights

- One sensor recessed LED downlight to front entry
- One weatherproof para flood light to rear as per drawings

#### Power points

- Double power points throughout
- Single power points to fridge, dishwasher and microwave
- 2 double power points with 2 USB ports to Master Bedroom
- one double water proof external power point

#### TV points

- 2 TV points to single storey homes and 3 to double storey homes

#### Telephone point

- Telephone point to kitchen with wall plate as per working drawings including connection availability to the National broadband Network (NBN) – basic pack only

#### Data point

- One data point to living area

#### Exhaust fan

- Self-sealing exhaust fan where required



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## Moderna inclusions

### Storage

#### Walk in Robe

- White laminate shelf and hanging rail

#### Wardrobes

- One white laminate shelf with hanging rail

#### Linen / Pantry

- Four white laminate shelves

#### Wardrobe doors

- 2040mm Vinyl sliding door (where applicable)

#### 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 category 1 carpet to bedrooms, second living area and first floor (Excluding wet areas). 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. (SARKING/SISALATION)

**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).



## Garage

### General

Garage with tiled hip roof including:

- Colorbond sectional overhead door
- Remote control door
- Brick 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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