



Xrange inclusions

Quality homes for life

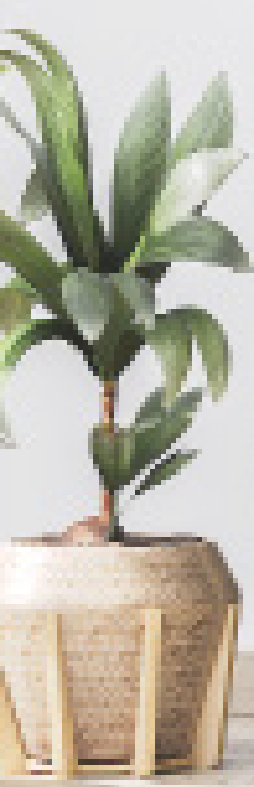
XRANGE

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** 

Xrange 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 650m² 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



Xrange inclusions

External Features

Bricks

- Clay brick selection from up to builder's category 2 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

- Grand feature entry door 2340mm high, clear glazed
- Tri-lever door feature
- Timber door frame

Infill over windows

- Brick infills to front, side/rear elevation windows and above garage door

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



Xrange inclusions

Internal Features

Doors

- 2340mm high internal doors
- Up to 2,365mm high x 3,000mm wide Boutique aluminium stacker door to alfresco or dining.

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: 2700mm (nominal) ceiling height
- Double storey: 2700mm (nominal) ceiling height to ground floor with 2550mm (nominal) ceiling height to first floor (Subject to rescode and council planning restriction)

Staircase

- Stained kiln dried hardwood (KDHW) newel post, black flat bar balusters, stained drop-down handrail (home design specific) and feature stained
- KDHW handrail
- Two large stained KDHW bottom treads or feature landing (home design specific)
- KDHW mitred margins to cut stringer(s)

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

Xrange inclusions

Laundry



Trough

- Extended 40mm Stone to laundry, overhead and underbench three panel cabinetry.
- Inset stainless steel tub (see detailed drawings)



Tap

- Flick mixer tap with matte black finish



Washing machine

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

Xrange inclusions

Kitchen & Appliances



Oven / Cooktop

- Fisher & Paykel 900mm wide dual fuel black upright cooker
- OR
- Fisher & Paykel 900mm wide built-in under bench oven with 900mm wide five burner black gas cooktop including wok burner
- OR
- Two Fisher & Paykel 600mm wide black built-in under bench ovens with 900mm wide black 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 black rangehood



Dishwasher space

- Fisher and Paykel 600mm double double drawer stainless steel dish washer
- Fisher and paykel 600mm back dishwasher



Sink and tap

- Double under mount sink
- Flick mixer tap with matte black finish



Cupboards

- Laminate base and overhead cupboards with pull handles



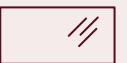
Doors / Drawers

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



Kitchen bench top

- 40mm thick edge profile



Splash back

- Glass Splash back to be selected from builder Range



Pantry

- Four fully lined laminated shelves at 450mm wide



Xrange inclusions

Bathroom, Ensuite, Powder & WC



Vanities

- Double vanity included to all (design specific) ensuites
- 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

- 40mm stone benchtop



Shower

- Handheld shower rail in matte black finish to ensuite and bathroom



Shower bases

- 900 x 1200 tiled shower base to master bedroom
- 900 x 900 tiled shower base to common bathrooms



Toilet suite

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



Accessories

- Double tower rail to bathrooms and toilet roll holders to toilets in matte black
- Stainless steel chrome towel ladder to ensuite. (Design Specific)

Xrange inclusions

Ceramic Tiling

Wall tiles

- Wall tiles to butlers pantry, 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 (Three-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 print 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

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

TV points

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

Telephone point

- Two Telephone points 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



Xrange 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

- 2340mm Vinyl sliding doors to built-in robes

Pantry / Linen doors

- 2330mm Vinyl sliding door (where applicable)
- 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 2 carpet to bedrooms, second living area and first floor areas (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).

Hot Water

Rinnai Solar Hot Water System with Double Roof Panel and mounted storage unit with Rinnai continuous flow natural gas booster



Xrange inclusions

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 2340mm, 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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