



LAFAYETTE
— BUILDERS —

New Build - Custom Homes

Stress-Free, Turnkey, Tailored for You



Your Land. Your Vision. Your New Home.

You've found the right location — now let's build the home that completes the dream. Our custom home builds give you the freedom to design a space that reflects you, with layouts, finishes, and features crafted uniquely for your family.

Why Build With Us?

- Specialists in custom new builds: Every home is uniquely designed — we don't do cookie-cutter plans.
- Designed for your block: We tailor your home to suit your land's orientation, size, slope, and lifestyle needs.
- End-to-end clarity: From design to handover, you get transparent communication, detailed planning, and a stress-free process.
- Quality that lasts: Premium materials, refined finishes, and craftsmanship built for long-term durability and performance.
- A home that reflects you: We bring your vision to life with personalised floor plans and hand-selected interiors.



Expertly designed. Expertly built.

Our Turnkey Process - Made Simple



1 **Site Assessment & Feasibility**

We start by evaluating your existing property, zoning, and service connections to identify what's possible — no guesswork, just clarity.

2 **Design & Planning**

Work with our experienced design partners to bring your dream layout to life — or choose from one of our adaptable contemporary plans.

3 **Permits & Approvals**

We manage all council applications, building approvals, and compliance requirements so you can focus on the exciting parts of building.

4 **Construction & Handover**

Your new home is built to the highest standards of quality, precision, and care. You'll receive full certifications, warranties, and post-handover support

Crafting Your Home, From Start to Finish

The Lafayette Advantage



**Turnkey Builder –
we handle
everything from
start to finish**



**30+ years of
experience
and local
expertise**



**Personalized
design &
colour
consultations**



**Premium
Materials &
Trusted
Trades**



**Finance support
through our
Mortgage Partner**



**Energy-
Efficient
Designs**



**Transparent
Pricing — No
Hidden Costs**



**Stress-free
process**

Custom Homes. Local Expertise.

Personal Service.

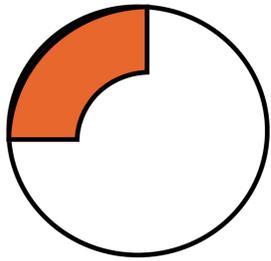
At Lafayette Builders, we combine big-picture capability with boutique attention. Whether you're rebuilding a single home, duplex, or multi-unit development, we ensure every detail aligns with your vision, budget, and lifestyle.

We're Melbourne-based and proud to deliver homes that stand the test of time — crafted for comfort, style, and lasting value.

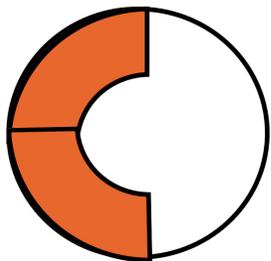


We Build with Integrity, Precision & Passion

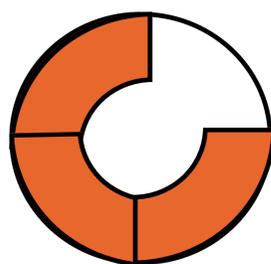
Getting Started



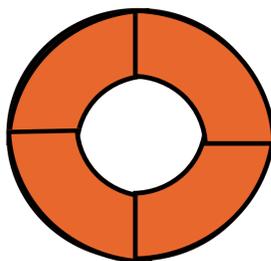
Start with a Free Site Consultation



We assess your block, refine your vision, and provide transparent pricing



Design, Quote & Contract Finalisation



Construction Commencement

Turnkey Custom Home - New Build Package

Starts from \$16,900 / builder sq.

Inclusion Range / builder sq:

Elegance - \$16,900 | Grandé - \$18,900 | Luxe - \$ 20,900

Subdivision, design & permit costs: \$45,000–\$60,000

Knockdown & rebuild clients can expect demolition costs of approximately \$30,000–\$50,000 (incl. GST).

**To convert square meters (sqm) to builder squares, you divide the sqm by approximately 9.29*



Need help financing your New Home?

We can connect you to our trusted mortgage partners for Finance guidance.

Note: Lafayette does not handle lending directly but can assist you with documentation and cost breakdowns to support your loan application.

Designed smart. Priced clear. Planned right.



LAFAYETTE
— BUILDERS —

Custom Homes Inclusions

Everything included in your Turnkey Build



SITE COSTS & CONNECTIONS

Allotment Size Included	Up to 650 m ²
Setback Included	6m
Fall Allowance	300mm
Stormwater/Sewer Points	Provided
Power Connection	Single-phase underground (12m)
Water Tapping	Same-side dry tapping
Temporary Fencing	Included
Driveway Access Prep	Crushed rock
Termite Treatment	Part A + B
Bushfire Measures	Excluded
Rock Removal	Excluded

ENERGY EFFICIENCY

Star Rating	7-star
Ceiling Batts	Included
Wall Batts	Included
Foil Wrap	Included
Double Glazing	Included
Exhaust Fans	Self-sealing
Hot Water	Heat pump

Slab & Foundation

Slab Type	Engineer-designed Class H waffle slab
Slab Height	385mm
Mesh Upgrade	SL82 (Standard)
Stormwater Drains	100mm
Soil Test	5 bore holes

FRAME & STRUCTURE

Frame	90mm pine
Roof Trusses	Stabilised pine
Internal Frame Quality	Standard

CEILINGS, CORNICES & TIMBER TRIM

Ceiling Height (GF)	2590mm / 2740mm
Ceiling Height (FF)	2440mm
Entry Feature Height	2890mm
Cornice	Square set to living
Skirting / Architraves	67mm



EXTERNAL ITEMS (Bricks, Roof, Facade)

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Brick Selection	Lafayette Classic range	Lafayette Classic range (slightly higher)	Premium brick range (darker tones, more colours)
Brick Joints	Natural rolled	Natural rolled	Natural rolled
Roof Material	Concrete tiles	Concrete tiles	Metal roof optional / Monier tiles premium
Eaves	450mm first floor	450mm first floor	450mm first floor
Facade Render	Basic render (2 colours)	3-colour render	Premium multi-colour + feature materials
Feature Cladding	Limited	Expanded options	Premium textures + architectural panels
Foam Rendering	Top section	Larger area	Premium facade options

WINDOWS & DOORS

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Windows	Double glazed	Double glazed	Double glazed
Window Locks	Included	Included	Included
Aluminum Frames	Standard	Designer	Designer premium
Laundry Door	2040mm standard	2040-2340mm hinged/sliding	Premium hinged/sliding
Cavity Sliding Doors	Included design-specific	Included	Included
Internal Doors	2040mm	2340mm	2340mm premium

GARAGE

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Garage Type	Brick veneer	Brick veneer	Brick veneer
Door	Sectional overhead	Sectional overhead	Timber-look premium garage door
Motor & Remotes	Motor + 3 remotes	Same	Same
Garage Door Header	Brickwork	Brickwork	Brickwork

DOORS & DOOR FURNITURE

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Front Door	Corinthian PURB2	Corinthian Madison / PSLM / Blonde Oak options	Architectural front door
Hardware	Lockwood Symmetry	Lockwood Symmetry	Premium Lexi-style hardware
Internal Handles	Lockwood Velocity	Lockwood Velocity	Premium option
Stops & Hinges	Chrome	Chrome	Matte black / premium

PAINT

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Internal Walls	Dulux matte	Dulux matte	Dulux matte
Ceilings	Dulux flat	Dulux flat	Dulux flat
Timberwork	Enamel	Enamel	Premium enamel
Exterior Paint	Dulux exterior	Dulux exterior	Dulux premium
Coats	2	3	3

BALCONY (Home dependent)

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Balcony Tiles	400x400	400x400	400x400 premium range
Balustrade	Standard	Feature	Architectural feature balustrade





KITCHEN

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Benchtops	20mm engineered stone (standard)	20mm Caesarstone® (5+ colours)	40mm Caesarstone® (15+ colours)
Cabinetry Finish	Laminate panel doors	Laminate overheads + feature aluminium-framed Perspex doors	Silk or Nuance premium finish cabinetry (20+ colours)
Cabinetry Features	Standard laminate with 16mm end panels	Full-width overheads + wine rack	Soft-close drawers + premium designer cabinetry
Pantry	Large pantry with melamine shelving	Same as Elegant	Butler's Pantry full fitout (40mm stone, overheads, base cabinets, sink)
Pantry Benchtop	—	—	40mm Caesarstone® (same range as kitchen)
Pantry Cabinetry	—	—	Premium laminate: 20+ colour options
Pantry Splashback	—	—	Clear glass splashback
Pantry Sink	—	—	Stainless-steel undermount sink
Splashback	Tiled splashback (Classic range) including behind rangehood	Glass splashback (10+ colours)	Premium clear glass splashback
Kitchen Sink	Oliveri double-bowl stainless steel topmount	Oliveri stainless steel (same)	stainless-steel undermount sink (premium)
Tapware	Choice of 4 mixers: Alder Alto / Upsweep / Gooseneck / Veggie mixer	Chrome mixer tap	Premium chrome mixer with veggie spray
Appliances – Oven	900mm stainless steel multifunction upright cooker OR 900mm oven + gas cooktop	Westinghouse 900mm dual fuel upright cooker OR oven + gas cooktop	Fisher & Paykel 900mm premium oven (induction)
Appliances – Cooktop	900mm gas cooktop	900mm gas cooktop	Induction cooktop (F&P)
Appliances – Rangehood	900mm canopy rangehood (ducted)	900mm canopy rangehood	Fisher & Paykel canopy rangehood
Appliances – Dishwasher	Provision only	Fisher & Paykel 600mm stainless steel dishwasher (7 programs)	Fisher & Paykel premium dishwasher (7 programs)
Microwave Provision	Microwave space with power	Microwave space (same)	—
Kickrails	Stainless steel or laminate (choice)	Matching laminate kickrails	Premium finish to match cabinetry
Designer Features	Standard handles	Upgraded handles	Integrated designer handles & premium cabinetry detailing
Butler's Pantry	Not included	Available only if design allows (basic)	FULL fitout: stone benchtops, splashback, overheads, sink

BATHROOM & ENSUITE

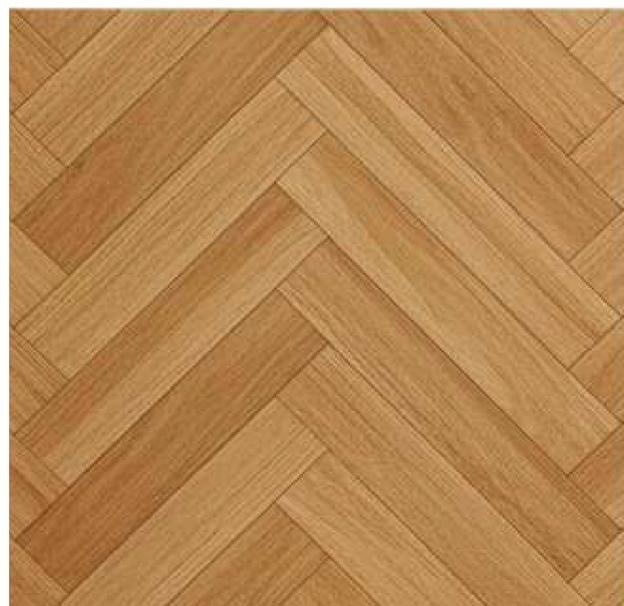
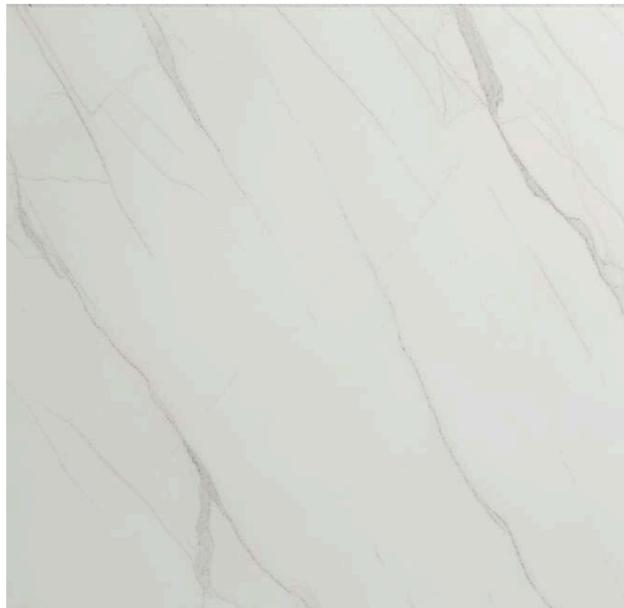
Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Benchtops	Laminated square-edge benchtop	20mm Caesarstone® (5+ colours)	20mm Caesarstone® (15+ Cat 1-2 colours)
Vanity Cabinetry	Laminate floating vanity on laminate pedestal	Designer laminate floating vanity	Designer laminate vanity with premium finishes
Vanity Features	Polished-edge mirror above tiled splashback	Polished-edge mirror to width of vanity	Dropped-front vanity to powder room
Basins	Choice of 3 contemporary vitreous china basins	Same as Elegant	Same as Elegant
Shower Screens	Semi-frameless 2000mm high with pivot door	Same as Elegant	Same as Elegant
Shower Base	Tiled shower base + tiled waste outlet	Same as Elegant	Same as Elegant
Shower Head	Standard chrome shower mixers	Premium Vito Bertoni Moda Shower Slide rail	Phoenix Lexi Twin Showerhead (rain + handpiece)
Ensuite Feature	Acrylic bath (home specific)	Acrylic bath (same)	Shower niche to Master Ensuite
Spa Options	Designer rectangular spa with jets (home specific)	Same as Elegant (promotion dependent)	Upgraded fittings (premium showerhead + niche)
Tiling – Bathroom	Ceramic wall tiles (Classic range)	Same as Elegant	Full-height wall tiling to Master Ensuite
Tiling – Ensuite	Ceramic tiles (Classic range)	Same as Elegant	Full-height wall tiling (Ensuite only)
Tile Sizes	Up to 600×600mm (Classic)	Up to 600×600mm	Up to 600×600mm (Cat 1-4)
Bathroom Accessories	Phoenix Radii chrome accessories	Same as Elegant	Same as Elegant (premium depending on config)
Toilet	Close-coupled vitreous china dual-flush	Same as Elegant	Same as Elegant
Tapware	Chrome mixers (Alder / Vito Bertoni options)	Vito Bertoni Nuova/Kali mixers	Premium chrome mixers (Lexi etc.)
Mirror	Polished edge	LED Mirror	LED Mirror (powder gets dropped-front vanity)
Ventilation	Exhaust fans vented externally	Same as Elegant	Same as Elegant
General Upgrade Feel	Practical + functional	Adds stone & better shower rail	Adds full-height tiling + luxury fittings



FLOORING

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Main Living Areas Flooring	Hybrid OR Timber-look Laminate	Ceramic Tiles OR Timber-look Laminate OR Hybrid	Ceramic Tiles (up to 600×600mm) OR Engineered Timber / Hybrid / Laminate
Bedrooms	Carpet (35+ colours/textures)	Carpet (35+ colours/textures)	Premium Carpet (90+ colours/textures)
Entry / Kitchen / Meals / Family	Hybrid or Laminate	Tiles 600×600mm OR Timber-look Laminate OR Hybrid	Tiles 600×600mm OR Engineered Timber
Wet Areas (Bathroom / Ensuite / Powder / Laundry)	Ceramic floor tiles (Classic range)	Ceramic floor tiles (Classic range)	Premium tile upgrades available
Tiled Skirtings (Wet Areas)	Included	Included	Included
Wall Tiles (Wet Areas)	Standard ceramic tiles (Classic)	Standard ceramic tiles	Full-height wall tiling to Master Ensuite ONLY
Timber Upgrade Options	N/A	Hybrid & Engineered	Engineered Timber & Hardwood Timber options
Hybrid Options	Available	Available	Available (higher categories)
Laminate Options	Standard laminate	Laminate (upgraded ranges)	Laminate (premium ranges in 20+ colours)
Flooring Summary	Entry-level	Strong upgrades (choice variety)	Premium, high-end finishes & large tile formats

BEST SELLING COLLECTIONS



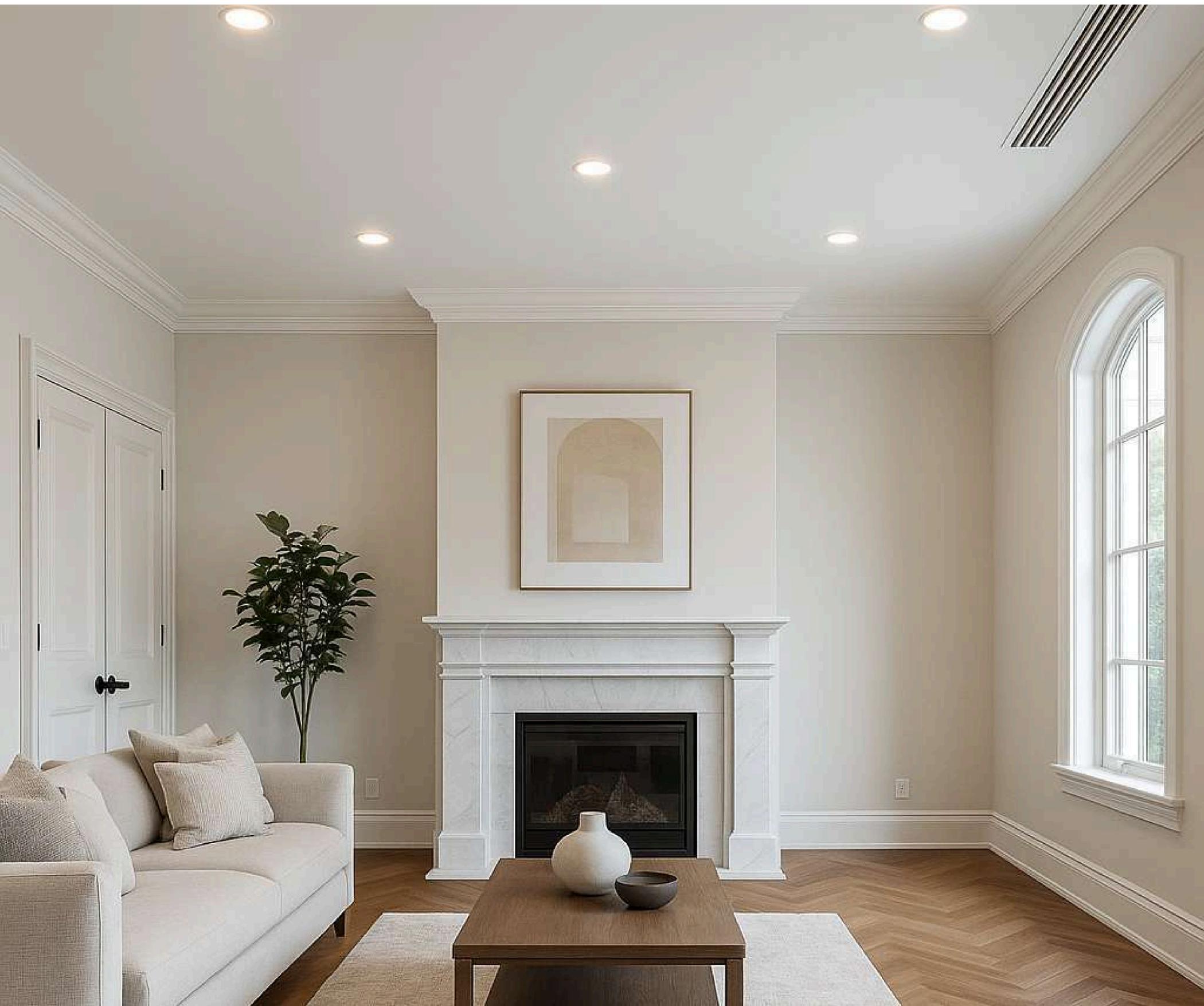
LAUNDRY

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Laundry Cabinetry – Base Units	Laminate base cupboard with square-edge benchtop	800mm wide laminate base cabinetry	Full-width laminate base cabinetry across the entire laundry
Laundry Cabinetry – Overheads	None	Overhead laminate cabinetry included	Full-width overhead cabinetry (maximum storage)
Laundry Benchtop	Laminate benchtop	Laminate benchtop	20mm Caesarstone® benchtop (15+ colours)
Laundry Sink	Stainless steel inset trough	Stainless steel inset trough	Stainless steel undermount (premium)
Splashback	Tiled splashback (Classic range)	Tiled splashback	Designer glass or premium tile options
Cabinet Colour Options	Standard laminate	Standard laminate (upgraded options)	200+ laminate colours (designer finishes)
Laundry Door	External aluminium door with clear glazing OR hinged door (design specific)	Same as Elegant	Same as Elegant
Appliance Space	Provision only	Provision only	Provision only (Luxe focuses on cabinetry upgrades)
General Style	Practical	Upgraded cabinetry	Premium cabinetry + stone benchtop



ELECTRICAL & COOLING

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
LED Downlights	Ceiling batten lights (LED upgrade only in kitchen if included)	20 LED downlights across main living areas	40 LED downlights (double storey) / 25 LEDs (single storey)
Cooling System	None included	Optional evaporative cooling	NO CHARGE Refrigerated Air Conditioning (Bravis zoned)
Heating System	Gas ducted heating with programmable thermostat	Gas ducted heating	Bravis refrigerated heating & cooling OR All-Electric reverse-cycle option (\$2,000)
Power Points	Double power points as per electrical plan	Additional double power points in key locations	Premium switch plates + full LED layout
Kitchen Lighting	Standard batten lights	Feature pendant provision over island bench	Feature pendants + additional lighting provisions
Smoke Detectors	Hard-wired	Hard-wired	Hard-wired
TV Points	Two TV points + 7m coaxial cable (future antenna)	Same as Elegant	Multiple TV/data points depending on home size
Exhaust Fans	Above showers, vented externally	Above showers, vented externally	Above showers, vented externally
Exterior Lighting	Standard	Standard	Enhanced with LED layout to entry/living
Cooling Upgrade Options	None	Refrigerated cooling (optional)	Fully zoned refrigerated cooling INCLUDED
Electrical Summary	Basic functional electrical layout	Adds LEDs + pendants + optional cooling	FULL LED system + refrigerated cooling + premium switches



INTERNAL FEATURES

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Ceiling Height – Ground Floor	2590mm	2440mm (1st floor) / 2590mm ground	2740mm (single storey) / 2740mm ground floor (double storey)
Ceiling Height – First Floor	2440mm	2440mm	2440mm
Cornice Type	75mm cove cornice	75mm cove cornice	Square-set cornice to main living + 75mm cove to rest
Cornice Locations	Entire home + garage	Entire home + garage	Square-set to living/kitchen/meals/entry + cove elsewhere
Skirting Boards	67mm skirting (Classic)	67mm skirting (Classic)	92mm skirting (ground floor), 67mm elsewhere
Architraves	67mm architraves	67mm architraves	67mm premium architraves
Internal Doors	2040mm hinged flush panel	2040mm hinged flush panel	Premium solid internal doors (design-dependent)
Garage Internal Access Door	2040mm flush panel	2340mm door (design-specific)	Premium internal door set
Front Entry Door	Corinthian PURB2 two-panel (2040mm x 820/1020)	Corinthian PMAD/PSLM/Blonde Oak fully glazed 2340mm	Designer hardwood or premium door options
Door Furniture – Entry	Lockwood Symmetry Manor Entry Set	Lockwood Symmetry Manor	Premium designer handle sets
Door Furniture – Internal	Lockwood Velocity	Lockwood Velocity	Upgraded premium door hardware
Door Stops	White cushioned	Chrome	Premium finishes
Staircase	Timber staircase (home specific)	Craftsman KDHW staircase + stained handrail	Feature hardwood staircase + wrought iron balustrade
Balustrade	Black balusters	Stainless steel or wrought iron (matte black)	Designer wrought-iron balustrade
Handrail	Stained KDHW	Stained KDHW	Stained hardwood premium profile
Bulkheads / Niches / Features	Basic (home specific)	Feature plaster bulkheads, niches, master bedhead	Feature architectural details + square-set finish
Weather Seals	Included	Included	Included
Shelving – Robes	Melamine shelf + chrome hanging rail	Same as Elegant	Walk-in robe with additional shelving (design specific)
Walk-In Robe Options	Standard	Feature robe fitout OR mirrored sliding doors	Premium WIR layout with optional mirrored sliders



EXTERNAL / STREETScape

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Roofing Options	Concrete roof tiles (Classic range)	Concrete roof tiles (Classic)	Metal roof OR Monier roof tiles (5+ colours)
Windows	Double glazed aluminium windows	Double glazed designer aluminium windows	Double glazing to all windows (365 inclusion)
Window Locks	Locks to all openable windows	Same as Elegant	Same as Elegant
Eaves	450mm eaves to double-storey (design-specific)	Same as Elegant	Same as Elegant
Brickwork	Classic range bricks + natural rolled joints	Classic bricks + brickwork over windows/doors	High-end façade detailing (matches premium finishes)
External Doors	Aluminium external laundry door / flush panel	Aluminium or hinged depending on design	Premium external door options (design-specific)
Render	Part render (up to 2 colours)	Part render (up to 3 colours)	Architectural render + premium façade detailing
Rendered Foam Cladding	Foam to double-storey top section	Foam above garage roof line or top storey sections	Included depending on façade — premium finish
Garage Type	Brick veneer double garage, sectional door	Same as Elegant	Same as Elegant but Timber-look garage door (4 colours)
Garage Door Control	Remote control + 3 transmitters	Same as Elegant	Same as Elegant but with premium façade styling
Balcony (If Applicable)	Tiled balcony + balustrade (Classic)	Tiled balcony (Classic tiles)	Premium balustrade finishes
Hot Water System	High-efficiency electric heat pump	Same as Elegant	Same as Elegant
Solar System	Not included	3.5 kW solar system (FREE)	3.5 kW solar (FREE) + upgrades: · 6.6 kW for \$2,990 · 7.7 kW EV charger for \$2,500
Driveway Preparation	Crushed rock to driveway area	Same as Elegant	Same as Elegant
Slab Type	H-Class slab (engineered waffle slab)	H-Class slab (same)	H-Class slab (365 inclusion)
Site Costs	Included (650sqm lot, 300mm fall, 6m setback)	Included	Included
Temporary Fencing	Included	Included	Included
Downpipes / Fascia / Gutters	Colorbond (standard colours)	Same as Elegant	Same as Elegant
External Paint / Stain	Dulux exterior paint + varnish	Same as Elegant	Same as Elegant
Termite Treatment	Part A + B included	Same as Elegant	Same as Elegant



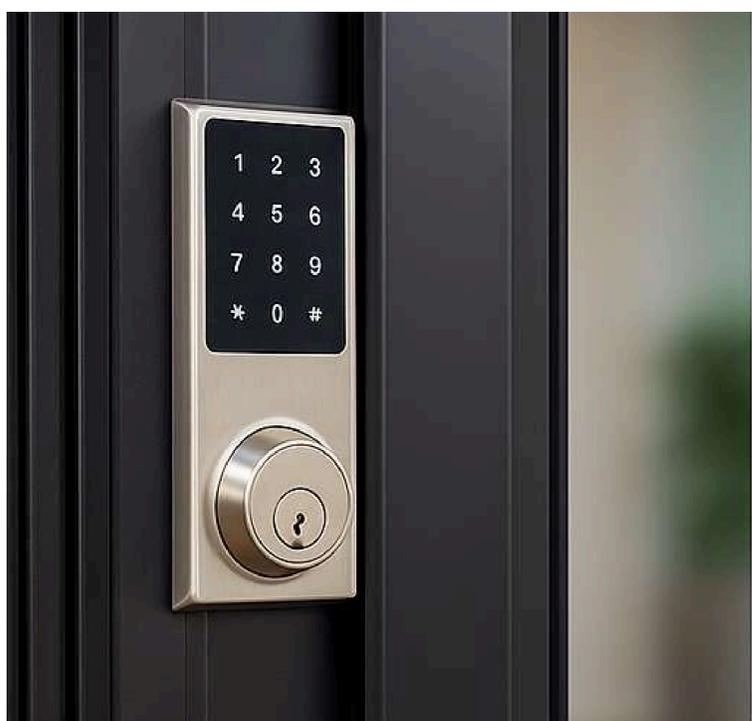
ENERGY EFFICIENCY

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Energy Rating	Minimum 7-star on standard plan	Minimum 7-star	Minimum 7-star (with higher-end inclusions improving performance)
Wall Insulation	Wall batts to external walls (incl. garage/home common wall)	Same as Elegant	Same as Elegant
Ceiling Insulation	Ceiling batts (excluding garage, porch, alfresco)	Same as Elegant	Same as Elegant
Foil Wrap	Foil wrap to external walls (excl. garage/home common wall)	Same as Elegant	Same as Elegant
External Door/Window Seals	Weather seals to all external doors & windows	Same as Elegant	Same as Elegant
Exhaust Fans	Self-sealing exhaust fans	Same as Elegant	Same as Elegant
Double Glazing (Windows)	Not included (standard single glazed unless upgraded)	Double glazing included	Double glazing included (365 inclusion)
Hot Water System	High-efficiency electric heat pump	Same as Elegant	Same as Elegant
Solar System	Not included	3.5 kW system included	3.5 kW included + upgrades: 6.6 kW for \$2,990 · 7.7 kW EV charger for \$2,500
Energy Efficiency Summary	Basic compliance with 7-star	Strong efficiency (double glazing + solar)	Highest efficiency (double glazing + solar + premium windows/doors)



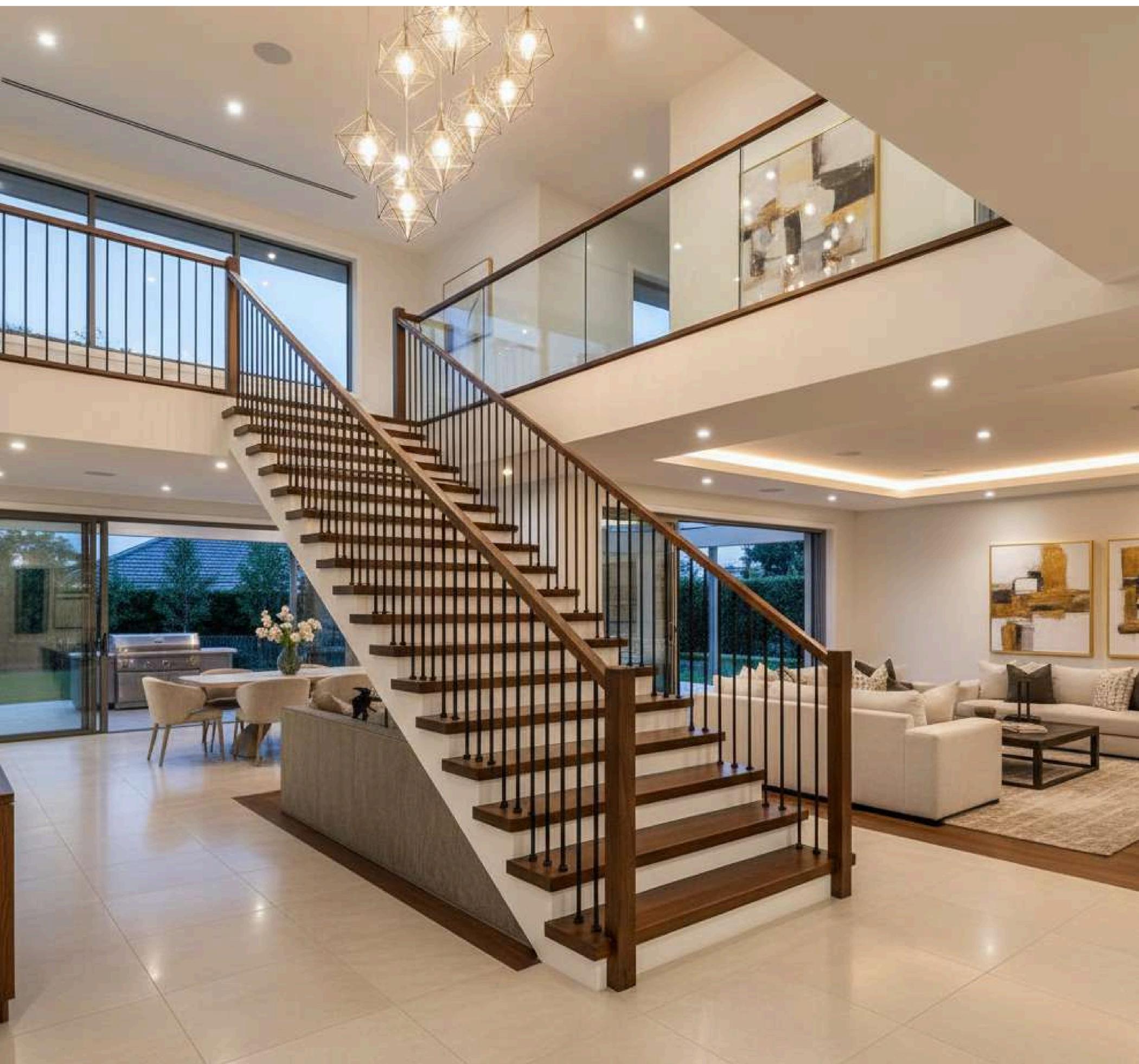
DOORS, HARDWARE & SECURITY

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Front Entry Door	Corinthian PURB2 two-panel (2040mm x 820/1020)	Corinthian PMAD/PSLM/Blonde Oak fully glazed (up to 2340mm)	Premium designer hardwood / architectural entry door (design specific)
Internal Doors – Type	2040mm high hinged flush panel	2040mm hinged flush panel	Premium solid internal doors (design dependent)
Internal Doors – First Floor	2040mm panels	2040mm panels	2040mm panels
Laundry External Door	Aluminium glazed sliding/hinged (design specific)	Same as Elegant	Same as Elegant (premium matches façade)
Garage Internal Access Door	2040mm flush panel	2340mm high (product specific)	Premium internal door package
Cavity Sliding Doors	Included (home design specific)	Included (home design specific)	Included (home design specific)
Door Stops	Cushioned white door stops	White cushioned stops	Upgraded premium door stops
Entry Door Handle	Lockwood Symmetry Series Manor entry set	Lockwood Symmetry Manor	Premium architectural handle set
External Door Hardware	Lockwood Symmetry Series	Same as Elegant	Premium upgraded hardware
Internal Door Handles	Lockwood Velocity lever handles	Lockwood Velocity	Premium designer hardware
Robe & Linen Door Handles	Polished chrome cylinder knobs	Same as Elegant	Premium knobs/handles (design dependant)
Hinges, Latches, Fittings	Chrome hinges, latches, striker plates	Same as Elegant	Premium upgraded hardware set
Overall Security Level	Standard	Standard upgraded entry door options	Highest (premium door + glazing + hardware package)



STAIRCASE

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Staircase Type	Craftsman custom timber staircase	Craftsman custom KDHW staircase	Feature hardwood architectural staircase
Treads	Stained KDHW (Kiln Dried Hardwood)	Stained KDHW treads	Stained hardwood treads (luxury finish)
Balustrade	Black balusters	Stainless steel OR wrought-iron balusters	Premium wrought-iron balustrade (designer)
Handrail	Stained KDHW handrail	Stained KDHW	Stained hardwood premium-profile handrail
Bottom Treads / Feature	Two large stained bottom treads OR feature landing	Same as Elegant	Same as Elegant, with premium design detailing
Stringer Capping	Stained KDHW cap to exposed stringer	Same as Elegant	Same as Elegant
Architectural Upgrades	Standard builder-grade	Upgraded balustrade & stair presence	Luxury staircase focal-point (grand entrance)



ROBES & LINEN

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Robe Shelving	White melamine shelf + chrome hanging rail	Same as Elegant	Premium WIR fitout (additional shelving & rails, design specific)
Linen Cupboards	4 white melamine shelves	4 white melamine shelves	Same as Elegant (premium finish optional)
Walk-In Robe (Master)	Standard open layout with single shelf & rail	Feature WIR fitout OR mirrored sliding doors	Premium WIR layout with shelving, hanging options & mirrored sliders (design specific)
Bedroom Robes	Flush panel hinged doors	Flush panel hinged or mirrored sliding doors (design specific)	Mirrored sliding doors available (design dependent)
Wardrobe Door Type	Hinged flush panel	Hinged flush panel OR mirrored sliders	Premium mirrored sliders or architectural doors
Wardrobe Storage Options	Basic shelf + rail	Optional upgraded shelving	Premium shelving configurations (if applicable)
Walk-Behind Robes	Available in some designs (standard)	Available in some designs	Available + premium finish options



WET AREA ACCESSORIES & PLUMBING

Feature	Elegant (\$16,900)	Grandé (\$18,900)	Luxe (\$20,900)
Toilet Roll Holders	Phoenix Radii round plate chrome	Same as Elegant	Same as Elegant
Towel Rails / Rings	Phoenix Radii towel rail (Ensuite/Bathroom) OR towel ring if space limited	Same as Elegant	Same as Elegant (premium depending on fixtures)
Powder Room Towel Ring	Included (house specific)	Included (same as Elegant)	Included (same as Elegant)
Hooks (if rail cannot fit)	Phoenix Radii chrome hook	Same as Elegant	Same as Elegant
Bath Spout / Mixer	Chrome mixer with wall outlet	Chrome mixer (Vito Bertoni Nuova/Kali)	Premium chrome mixers (Lexi collection)
Shower Accessories	Basic chrome fittings	Premium slide rail	Premium twin showerhead + niche
General Accessory Quality	Standard builder-grade	Higher-end chrome	Premium (Phoenix Lexi + full-height tile look)
Hot Water System	High-efficiency electric heat pump	Same as Elegant	Same as Elegant
Bathroom Basin Mixers	Alder Alto OR Vito Bertoni Nuova/Kali (chrome)	Vito Bertoni Nuova/Kali mixers (chrome)	Premium chrome mixers (Lexi series)
Shower Mixer	Standard chrome single lever	Vito Bertoni Nuova/Kali (with slide rail)	Phoenix Lexi Twin Showerhead (rain + handpiece)
Bath Outlet	Chrome mixer + wall outlet	Vito Bertoni mixer + wall outlet (Kali/Nuova)	Premium mixer with upgraded finish
Kitchen Mixer	Choice of 4 styles: Alto, Upsweep, Gooseneck, Milano Veggie	Chrome mixer tap	Premium chrome mixer with veggie spray
Laundry Mixer	Alder Milano flick mixer	Same as Elegant	Same as Elegant (premium optional)
Washing Machine Taps	Concealed washing machine connections	Same as Elegant	Same as Elegant
Garden Taps	2 taps: one inside front boundary, one attached to home	Same as Elegant	Same as Elegant
Waste Pipes	Concealed waste pipes (except ground-floor bath)	Same as Elegant	Same as Elegant
Spa Plumbing (If Spa Included)	Included in specific designs	Included (if promotion)	Upgraded premium plumbing configuration
General Plumbing Quality	Standard chrome fittings	Designer chrome mixers	Premium mixers + high-end shower system



FAQs

1. How much will it cost?

Every project is unique, but we provide transparent budgets early on — including site costs, build costs, and landscaping.

If your project involves a knockdown & rebuild, demolition typically ranges from \$30,000–\$50,000 (incl. GST). For most clients, we help you establish a clear and realistic budget before we begin — no surprises.

2. How long does the process take from start to finish?

A typical end-to-finish timeline is 6-12 months: including council approvals, construction and finishing/hand-over. We actively manage the process and keep you updated throughout so you stay in the loop.

3. What happens if my block is sloped, heritage-listed or has tricky conditions?

These factors absolutely affect cost and time. That's why we begin with a site suitability assessment. We check slope, soil, bushfire risk, heritage overlays, access and others—then advise you on the most efficient route. If extra costs apply, we'll flag them early so you decide with full clarity.

4. What's included in your turnkey service? Are there hidden “extras”?

We provide a complete turnkey service from approvals through to construction, handover, and maintenance.

All standard inclusions are outlined clearly in our Inclusions Brochure, so you know what's covered and what's optional.

If upgrades are available, we'll present them transparently before you decide — no hidden costs, ever.

6. How do you ensure build quality and avoid cost blow-outs?

We only work with reputable vendors, use detailed contracts, and follow a clear process with fixed site costs and regular updates. We also provide you with inspection milestones at key stages so you know what's happening, when. If variations arise, you'll be informed ahead of time —not blindsided.

7. Will I get value for money and a home that lasts?

Absolutely. Our focus is on delivering a modern home built to current standards—better insulation, windows, energy efficiency—so it's cost-effective long-term. We believe in not just building for today, but for the future. Combined with your prime block, you'll have a home built to last.

Still have questions? We're happy to help.

Book a free consultation - we'll assess your site and talk through options.



Ready to rebuild your dream home?

Let's bring your vision to life with a team that delivers quality, transparency, and craftsmanship from the ground up.



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