


Masterpiece Inclusions & Selections Guide

Dual Occupancy

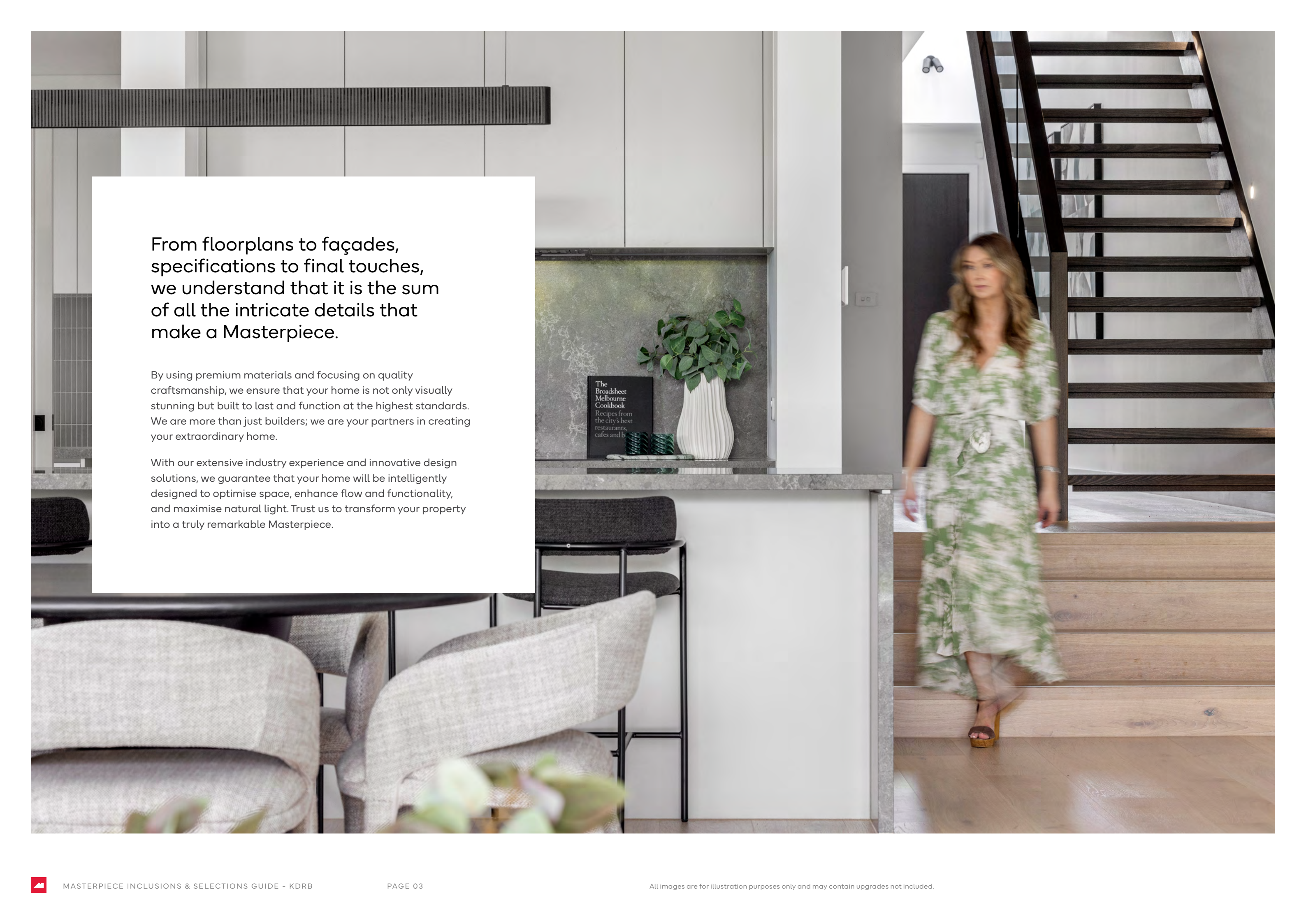
MASTERPIECE 


SIMONDS



Custom designs or ready-to-build homes





From floorplans to façades,
specifications to final touches,
we understand that it is the sum
of all the intricate details that
make a Masterpiece.

By using premium materials and focusing on quality craftsmanship, we ensure that your home is not only visually stunning but built to last and function at the highest standards. We are more than just builders; we are your partners in creating your extraordinary home.

With our extensive industry experience and innovative design solutions, we guarantee that your home will be intelligently designed to optimise space, enhance flow and functionality, and maximise natural light. Trust us to transform your property into a truly remarkable Masterpiece.



Contents

External Living

01. Roofing Tiles	07
– Included	
– Upgrades	
02. Fascia, Gutter & Downpipes	09
– COLORBOND®	
03. Windows	10
– Additional Colours POA	
04. Garage Doors	11
– Panelift Sectional Doors	
05. Entrance Doors	12
06. Entrance Door Furniture	13
07. External Doors	14

Internal Living

08. Internal Doors	16
09. Internal Doors Furniture	17
– Lever & Cavity Sets, Wall & Floor Stops	
10. Appliances	18
– Ovens, Cooktop Rangehood & Dishwasher	
11. Sinks	19
12. Tapware	21


13. Accessories	22
14. Cabinetry & Benchtop	24
– Included	
– Upgrades	
15. Ensuites & Bathroom	26
– Included	
– Upgrades	
16. Benchtop Colours	28
17. Cabinetry Colours	29
18. Flooring	30
– Laminatel	
– Timber	
– Carpet	
– Tiles	
19. Staircase	35
– Included	
– Upgrades	
20. Paint, Plaster & Fixing	37
21. Wardrobes	38
– Included	
– Upgrades	
22. Additional	40

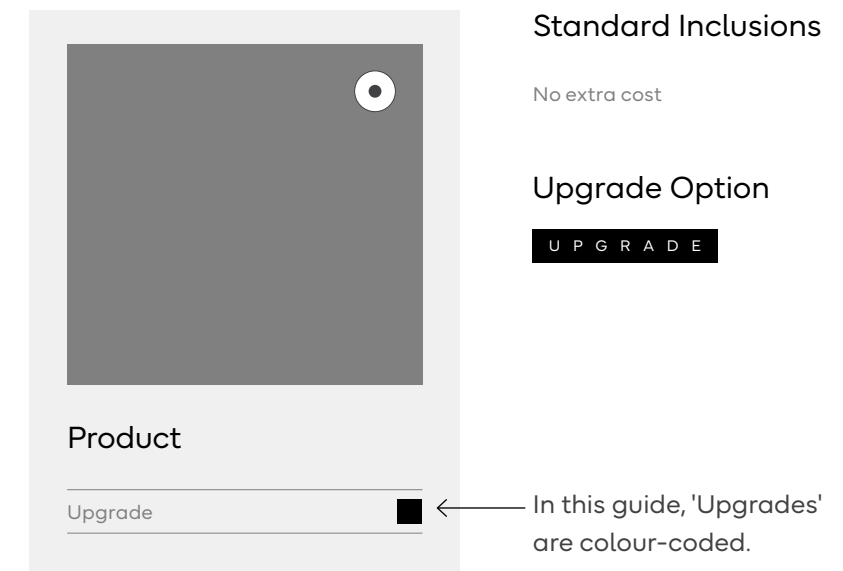
Standard Inclusions and Upgrade Option

All Simonds Homes include a range of high-quality Standard Inclusions from leading Australian brands at no extra cost. These Inclusions are clearly marked in the guide.

If you wish to enhance any items in your home, there are numerous Upgrade Options available. These options incur additional costs and are detailed in the guide.

Interact with the Guide

As you review the guide, use Adobe Reader to select the checkboxes  next to the options you wish to select. This action indicates your preferences directly on the form.



Display Inspiration

The Milford

On the lower level, a perfectly positioned guest suite awaits, just a stone's throw away from a sun-soaked kitchen, dining, and living area.

Upstairs, you'll find a truly luxurious master suite, along with three more bedrooms, each accompanied by its own private ensuite.

Display Home
51 Molden Street,
Bentleigh East

[More information](#)





External Living

01. Roofing Tiles	07
02. Fascia, Gutter & Downpipes	09
03. Windows	10
04. Garage Doors	11
05. Entrance Doors	12
06. Entrance Door Furniture	13
07. External Doors	14



01. Roofing Tiles Included



Babylon

Category 2 - Atura Profile

Included



Barramundi

Category 2 - Atura Profile

Included



Camelot

Category 2 - Atura Profile

Included



Caraway

Category 2 - Atura Profile

Included



Salt Spray

Category 2 - Atura Profile

Included



Sambuca

Category 2 - Atura Profile

Included



Silver Perch

Category 2 - Atura Profile

Included



Wild Rice

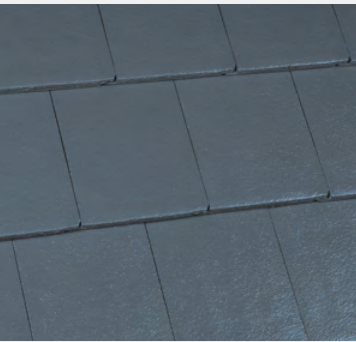
Category 2 - Atura Profile

Included

For more information about the Monier range, click [here](#).




01. Roofing Tiles Upgrades



Babylon


Category 3 - Horizon Profile

Upgrade 



Barramundi


Category 3 - Horizon Profile

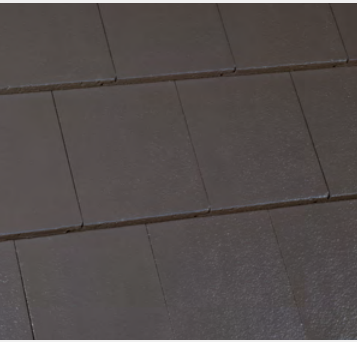
Upgrade 



Camelot


Category 3 - Horizon Profile

Upgrade 



Caraway


Category 3 - Horizon Profile

Upgrade 



Salt Spray


Category 3 - Horizon Profile

Upgrade 



Sambuca


Category 3 - Horizon Profile

Upgrade 



Sea Shell


Category 3 - Horizon Profile

Upgrade 



Silver Perch


Category 3 - Horizon Profile

Upgrade 



Misty Grey


Category 3 - Horizon Profile

Upgrade 



Wild Rice

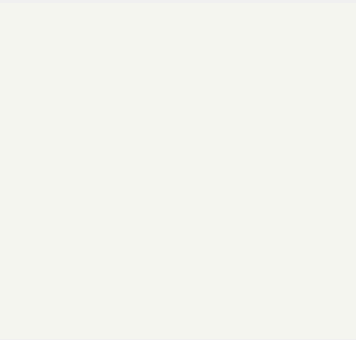
Category 3 - Horizon Profile

Upgrade 

For more information about the Monier range, [click here](#).



02. Fascia,
Gutter &
Downpipes
COLORBOND®



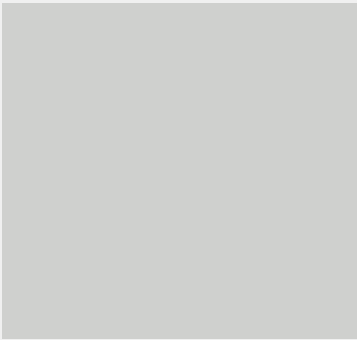
Dover White™

Classic Finish - COLORBOND® Steel
Included



Surfmist®

Classic Finish - COLORBOND® Steel
Included



Southerly®

Classic Finish - COLORBOND® Steel
Included



Dune®

Classic Finish - COLORBOND® Steel
Included



Jasper™

Classic Finish - COLORBOND® Steel
Included



Wallaby®

Classic Finish - COLORBOND® Steel
Included



Basalt®

Classic Finish - COLORBOND® Steel
Included



Shale Grey™

Classic Finish - COLORBOND® Steel
Included



Windspray®

Classic Finish - COLORBOND® Steel
Included



Woodland Grey®

Classic Finish - COLORBOND® Steel
Included



Monument®

Classic Finish - COLORBOND® Steel
Included



Night Sky®

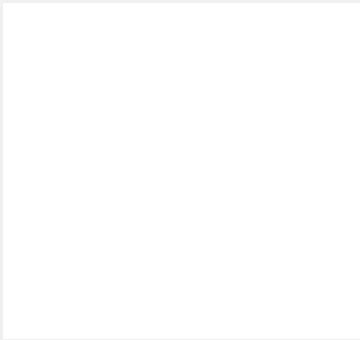
Classic Finish - COLORBOND® Steel
Included

For more information
about COLORBOND®
range, click [here](#).



03. Windows

Additional
Colours POA



White

Included



Monument

Included



Black

Included



04. Garage Doors

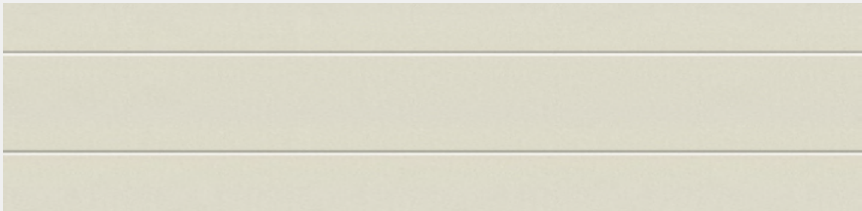
Panelift Sectional Doors

Available in all
COLORBOND®colours



Slimline

Included



Flatline

Included



Glacier

Included



Ranch

Included



Heritage

Included



Tilt

Weathertex Cladding Upgrade



Tilt

Knotwood Upgrade



For more information
about the Dynamic Doors
range, click [here](#).

05. Entrance
Doors



Solicores SCX1 Flush
Profile 1020mm (W)

Duracoat, Painted Finish
Included



Solicores SCX1 Flush
Profile 1020mm (W)

Stain Finish
Upgrade



Savoy XS45

Paint or Stain Finish
Translucent or Clear Glass
Upgrade



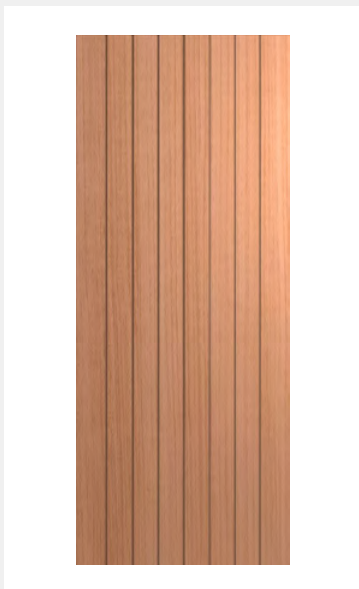
Verve 1

Paint or Stain Finish
Translucent or Clear Glass
Upgrade



Verve 11

Paint or Stain Finish
Translucent or Clear Glass
Upgrade



XLR500

Paint or Stain Finish
Upgrade



Aluminium Hinged Door

Clear Glass
Upgrade

06. Entrance
Door Furniture



Trilock Omni Allure
Double Cylinder Pull
Handle Entrance Set

Stainless Steel

Included



Trilock Omni Allure
Double Cylinder Pull
Handle Entrance Set

Polished Stainless Steel

Included



Trilock Omni Allure
Double Cylinder Pull
Handle Entrance Set

Matte Black

Upgrade



Freestyle Trilock Urban
Aurora Smartlock

Matte Black

Upgrade



Freestyle Trilock Urban
Aurora Smartlock

Brushed Satin Chrome

Upgrade



Trilock Eclipse Allure
Double Cylinder
Entrance Lever Set

Polished Stainless Steel

Upgrade



For more information
about the Gainsboroug
range, click [here](#).



07. External
Doors



Laundry - JST1 Profile

Painted Finish
Included



Garage - Flush Profile

Duracoat Painted Finish
Included



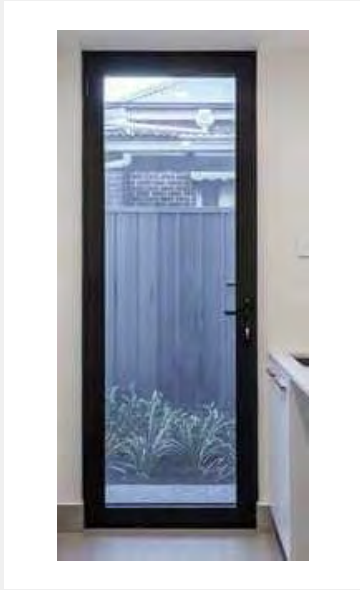
Laundry - XF3 Profile

Clear Glass, Painted Finsih
Upgrade



Laundry - JST1 Profile

Clear Glass, Stained Finish
Upgrade



Aluminium

Clear Glass
Upgrade



Internal Living

08. Internal Doors	16
09. Internal Doors Furniture	17
10. Appliances	18
11. Sinks	19
12. Tapware	21
13. Accessories	22
14. Cabinetry & Benchtop	24
15. Ensuites & Bathroom	26
16. Benchtop Colours	28
17. Cabinetry Colours	29
18. Flooring	30
19. Staircase	35
20. Paint, Plaster & Fixing	37
21. Wardrobes	38
22. Additional	40



08. Internal Doors



Honeycomb Core Flush

- Paint or Stain Finish
- Included



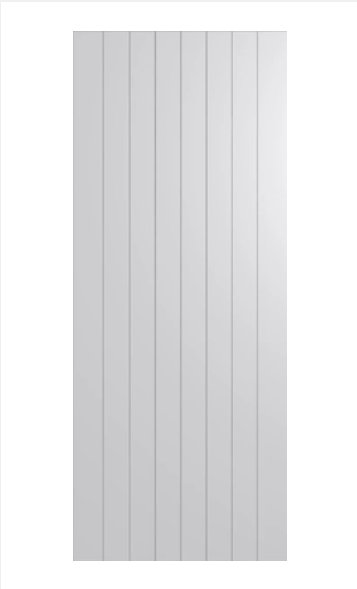
Linear HLR230

- Paint Finish
- Upgrade



Linear HLR270

- Paint Finish
- Upgrade



Accent HAG11

- Paint Finish
- Upgrade



Hampton HAM1

- Paint Finish
- Upgrade



Hampton HAM5

- Paint Finish
- Upgrade



Humecraft HMC1

- Paint or Stain Finish
- Upgrade



Humecraft HMC2

- Paint or Stain Finish
- Upgrade



Joinery LIN1

- Paint or Stain Finish
- Several Glazing Options
- Upgrade



Joinery LIN10

- Paint or Stain Finish
- Several Glazing Options
- Upgrade

For more information about the Hume Doors range, click [here](#).



09. Internal
Doors Furniture
Lever & Cavity
Sets, Wall &
Floor Stops



Amelia Passage
Lever Sets

Satin Chrome, Bright Chrome
or Matte Black
Included*



Lianna Passage
Lever Sets

Satin Chrome, Bright Chrome
or Matte Black
Included*



Bailey Passage
Lever Sets

Satin Chrome or Bright Chrome
Included



Carla Passage
Lever Sets

Satin Chrome or Bright Chrome
Included



Florence Passage
Lever Sets

Satin Chrome or Bright Chrome
Included



Rivera Passage
Lever Set

Satin Brass, Satin Chrome, Bright
Chrome or Matte Black
Upgrade



Sierra Passage
Lever Set

Satin Brass, Satin Chrome, Bright
Chrome or Matte Black
Upgrade



Circular Passage Sliding
Cavity Set

Satin Chrome, Bright Chrome,
or Matte Black
Included



Circular Sliding Cavity
Door Privacy Set

Satin Chrome, Bright Chrome,
or Matte Black
Upgrade



75mm Tube Wall Stop

Satin Chrome, Bright Chrome,
or Matte Black
Included



45mm Floor Stop

Satin Chrome, Bright Chrome,
or Matte Black
Included

Additional Privacy Set**

Available in all styles and finishes
Upgrade

*Matte Black hinges are an additional cost.

**Privacy Lever Set included to 3 rooms, only for hinged doors.

For more information about the Gainsborough range, click [here](#).

10. Appliances

Ovens, Cooktop

Rangehood

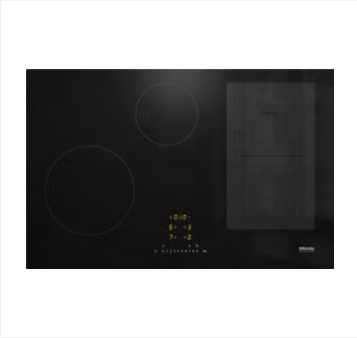
& Dishwasher



2 x Miele 600mm Electric Underbench Ovens
H 2756 B

Obsidian Black with
Stainless Steel handle

Included



Miele Induction Cooktop
806mm
KM 7474 FL

Black

Included



Miele Freestanding Dishwasher
G 5000 SC CLST

Stainless Steel

Included



Miele Concealed Rangehood 900mm
DA 2390*

Stainless Steel

Included



Miele Induction Cooktop
800mm
KM 7373 FL

Black

Upgrade



Miele Built in Microwave Oven
M 7244 TC

Obsidian Black

Upgrade



Miele Pyrolytic Oven
H 2861 BP

Obsidian Black

Upgrade



Miele Integrated Refrigerator
KS 7743 E

Stainless Steel

Upgrade



Miele Integrated Freezer FNS
7740 F

Stainless Steel

Upgrade



Miele Active Plus Fully Integrated Dishwasher
G 5263 SCVi BK

Stainless Steel

Upgrade

* Product may differ,
please refer to your
house specific Standard
Inclusions.

For more information
about the Miele range,
click [here](#).

11. Sinks



Kitchen - Bell Double Bowl Sink
BCX220-38-38

Stainless Steel
Included



Butlers - Bell Single Bowl Undermount Sink
BCX210-38

Stainless Steel
Included



Laundry - Bell Single Bowl Undermount Sink
BCX210-42

Stainless Steel
Included



Kitchen - Mythos Single Bowl Sink
MYX210-70FPC

Stainless Steel
Upgrade



Butlers - Mythos Single Bowl Sink
MYX210-55

Stainless Steel
Upgrade



Laundry - Mythos Single Bowl Sink
MYX210-45FPC

Stainless Steel
Upgrade



Kitchen - Mythos Masterpiece GD Sink
BXM210-68GD

Gold
Upgrade



Butlers - Mythos Masterpiece GD Sink
BXM210-40GD

Gold
Upgrade



Laundry - Mythos Masterpiece AN Sink
BXM210-50AN

Gold
Upgrade

For more information about the Franke range, click [here](#).



11. Sinks



Kitchen - Maris Double Bowl Sink
MRG620-35-35MB

Matte Black
Upgrade ☐



Butlers - Maris Single Bowl Sink
MRG610-72MB

Matte Black
Upgrade ☐



Laundry - Maris Single Bowl Sink
MRG610-52ON

Matte Colour
Upgrade ☐

For more information about the Franke range, click [here](#).



12. Tapware

For more upgrades, finishes, and information about the Phoenix ranges, click [here](#).



Teva Sink Mixer
200mm Squareline

Chrome Finish
Included



Teva Wall Basin / Bath
Mixer Set 200mm

Chrome Finish
Included



Teva Shower / Wall Mixer

Chrome Finish
Included



Teva Twin Shower

Chrome Finish
Included



Vivid Slimline Pull Out
Sink Mixer 200mm

Brushed Nickel
Upgrade



Vivid Slimline Wall Basin
/ Bath Mixer Set 60mm
Backplates

Brushed Nickel
Upgrade



Vivid Slimline Shower
/ Wall Mixer 60mm
Backplate

Brushed Nickel
Upgrade



Vivid Slimline Twin
Shower

Brushed Nickel
Upgrade



Vask Sink Mixer 190mm

Brushed Gold
Upgrade



Vask Wall Basin /
Bath Mixer Set

Brushed Gold
Upgrade



Vask Shower /
Wall Mixer

Brushed Gold
Upgrade



Ormond Twin Shower
featuring LuxeXP™
shower spray technology

Brushed Gold
Upgrade

Upgrades

- Matte Black Finish
- Brushed Nickel Finish

13. Accessories



Radii Toilet Roll Holder
Square Plate

Chrome Finish
Included



Radii Hand Towel Holder
Square Plate

Chrome Finish
Included to Powder Only



Radii Double Towel Rail
Square Plate

Chrome Finish
Included



Radii Robe Hook
Square Plate

Chrome Finish
Upgrade*

Upgrades

- Matte Black Finish
- Brushed Nickel Finish



Gloss Toilet Roll Holder

Brushed Nickel Finish
Upgrade



Gloss Hand Towel Rail

Brushed Nickel Finish
Upgrade



Gloss Double Towel Rail
800mm

Brushed Nickel Finish
Upgrade



Gloss Robe Hook

Brushed Nickel Finish
Upgrade



Vivid Slimline Towel
Ladder 800 X 500mm

Chrome Finish
Upgrade



Heated Triple Towel
Rail 600mm

Chrome Finish
Upgrade

For more upgrades,
finishes, and information
about the Phoenix ranges,
click [here](#)



13. Accessories



Vivid Slimline Toilet Roll Holder

Matte Black

Upgrade



Vivid Slimline Hand Towel Rail

Matte Black

Upgrade



Vivid Slimline Double Towel Rail 800mm

Matte Black

Upgrade



Vivid Slimline Robe Hook

Matte Black

Upgrade



For more upgrades, finishes, and information about the Phoenix ranges, click [here](#).



14. Cabinetry & Benchtop Included



Cabinetry Handles

Builders Range Hafele Handles
Included



Drawer Handles

Builders Range Hafele Handles
Included



Splashback

Glass splashback - Lustre Gloss
Included

A

Cabinetry

Fully lined laminated cabinets with
Laminex Natural finish
Included

B

Benchtops

Caesarstone benchtops with 40mm
arris edge detail in M0 & M1 Mineral
range of colours
Included

C

Doors & Drawers

Soft-close doors and drawers
Included



For more information
about the Laminex range,
click [here](#).

For more information
about the Caesarstone
range, click [here](#).



14. Cabinetry & Benchtop Upgrades

For more information about the Laminex range, click [here](#).

For more information about the Caesarstone range, click [here](#).



Cabinetry & Drawer Handles

L-finger pull handles

Upgrade



Cutlery Tray

Cuisio 450mm wide 556.24.842 in white translucent

Upgrade

A

Cabinetry Drawers

Form wrap finish cabinetry with profiled doors

Upgrade

B

Benchtop & Island Bench

40mm drop down waterfall

Upgrade

C

Overhead Cabinetry

Formwrap finish cabinetry with profiled doors

Upgrade

D

Splashback

Caesarstone or Natural Stone

Upgrade



Cabinetry & Drawer Handles

Hafele H2115 - Various sizes and colours available

Upgrade



Spice Jar Insert

Cuisio 450mm wide 556.24.842 in white translucent

Upgrade



Waste Bin Compact Soft-Close

Hideaway 2x40 Ltr (Door Pull)

Upgrade



Cabinetry & Drawer Handles

Kethy DL360/32/SS Various colours available

Upgrade



LED Lights

LED strip lighting under overheads

Upgrade



15. Ensuites
& Bathroom
Included



Polished edge mirror

Above vanity

Included



Seima Plati 204
Ceramic Rectangular
Undermount Basin

White Gloss

Included



Seima Arko 203 Ceramic
Oval Undermount Basin

White Gloss

Included Option



ECT Sorrento
Rectangular Above
Counter Basin

White Gloss

Included Option



Seima Limni Wall Faced
Toilet Suite - Soft Close
Seat with Back Intel

White Gloss

Included



Square Tile Insert
Floor Waste

Stainless Steel

Included



For more information about:

Seima range, click [here](#).

Caroma range, click [here](#).

ETC range, click [here](#).

15. Ensuites
& Bathroom
Upgrades



Toilet

Caroma Luna Cleanflush® Invisi
Series II® Wall Faced Toilet Suite
Upgrade ☒



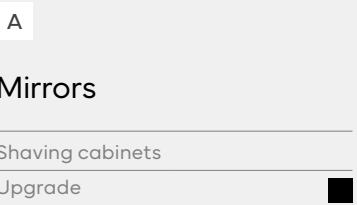
Basin

Seima Arko 361 Ceramic above
Counter Basin White Silk Matte
Upgrade ☒



Basin

Dior-II Matte White Above Counter
Upgrade ☒



Mirrors

Shaving cabinets
Upgrade ☒



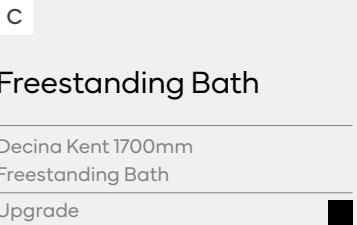
Cabinetry Handles

L-finger pull handles
Upgrade ☒



Shower Strip Waste

Stainless Steel
Upgrade ☒



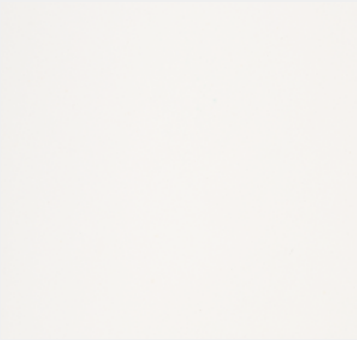
Freestanding Bath

Decina Kent 1700mm
Freestanding Bath
Upgrade ☒



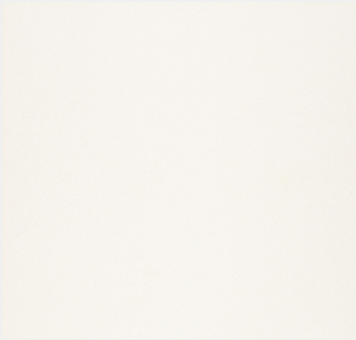
For more information about:
Laminex range, click [here](#).
Seima range, click [here](#).
Caroma range, click [here](#).
ETC range, click [here](#).
Beacon Lighting range, click [here](#).

16. Benchtop Colours



Pure White™

1141 - Ceasarstone Mineral Range
Included



Snow™

2141 - Ceasarstone Mineral Range
Included



Organic White™

4600 - Ceasarstone Mineral Range
Included



Fresh Concrete™

4001 - Ceasarstone Mineral Range
Included



Osprey Snow™

3141 - Ceasarstone Mineral Range
Included



Cosmopolitan White™

5130 - Ceasarstone Mineral Range
Included



Ocean Foam™

6141 - Ceasarstone Mineral Range
Included



Intense White™

6011 - Ceasarstone Mineral Range
Included



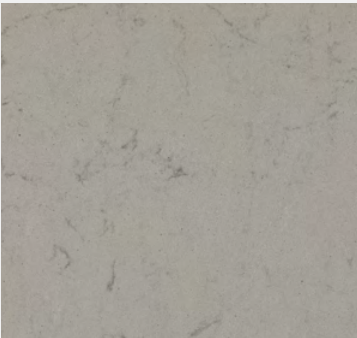
Alpine Mist™

5110 - Ceasarstone Mineral Range
Included



Raw Concrete™

4004 - Ceasarstone Mineral Range
Included



Georgian Bluffs™

6134 - Ceasarstone Mineral Range
Included



Oyster™

4030 - Ceasarstone Mineral Range
Included



Jet Black™

3100 - Ceasarstone Mineral Range
Included



Raven™

4120 - Ceasarstone Mineral Range
Included



Symphony Grey™

5133 - Ceasarstone Mineral Range
Included

For more information about the Ceasartone range, click [here](#).



17. Cabinetry Colours



Polar White

Natural Range

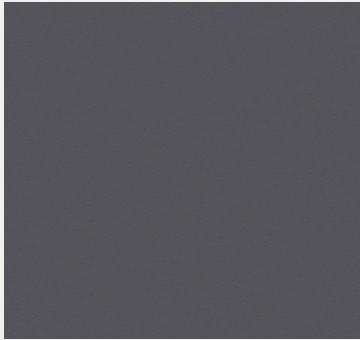
Included



Black

Natural Range

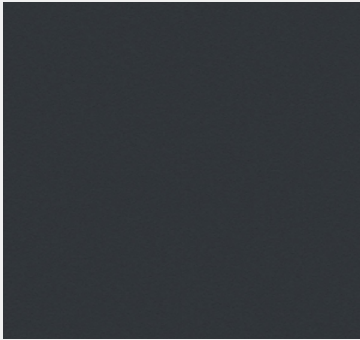
Included



Stormcloud

Natural Range

Included



Terril

Natural Range

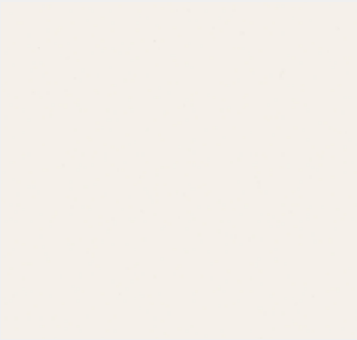
Included



Oyster Grey

Natural Range

Included



Ghostgum

Natural Range

Included



Classic Oak

Natural Range

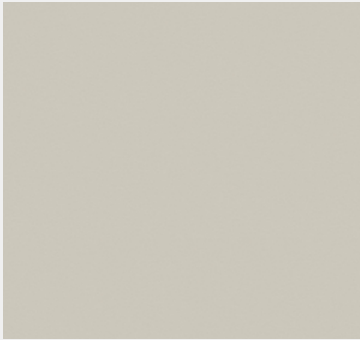
Included



Planked Urban Oak

Natural Range

Included



Pearl Grey

Natural Range

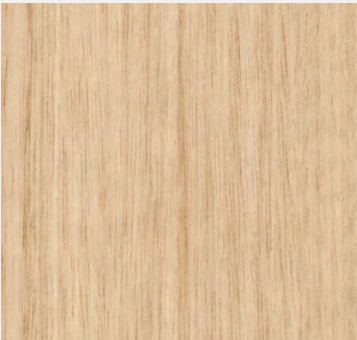
Included



Sublime Teak

Natural Range

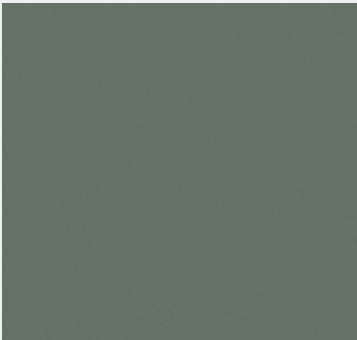
Included



Finish Option

AbsoluteGrain Range

Upgrade



Finish Option

AbsoluteMatte Range

Upgrade



Finish Option

Nuance Range

Upgrade



Finish Option

Formwrap Satin Range

Upgrade



Finish Option

ColourTech (2Pac) Range

Upgrade



For more information about the Laminex range, [click here](#).



18. Flooring Laminate



Riviera Cassis

Category 2 - Laminate
Included



Riviera Saint-Tropez

Category 2 - Laminate
Included



Riviera Nice

Category 2 - Laminate
Included



Riviera Antibes

Category 2 - Laminate
Included



Provincial Van Gogh

Category 2 - Laminate
Included



Provincial Amstel

Category 2 - Laminate
Included



Provincial Juliana Brown

Category 2 - Laminate
Included



Provincial Smokey Dusk

Category 2 - Laminate
Included



Havana Alpine

Category 2 - Laminate
Included



Havana Cigar

Category 2 - Laminate
Included



Havana Cuban

Category 2 - Laminate
Included



Havana Sabal Shade

Category 2 - Laminate
Included

For more information
about the Surfaces by
Hynes range, click [here](#).



18. Flooring
Timber



Nured Toorak

Category 3 - Engineered Timber

Upgrade



Nured Natural

Category 3 - Engineered Timber

Upgrade



Nured White Sands

Category 3 - Engineered Timber

Upgrade



Nured Wave Grey

Category 3 - Engineered Timber

Upgrade



Nured Moon

Category 3 - Engineered Timber

Upgrade



Nured Serene

Category 3 - Engineered Timber

Upgrade



For more information
about the Surfaces by
Hynes range, click [here](#).



18. Flooring Carpet



Moonlight

Category 2 - Saturn

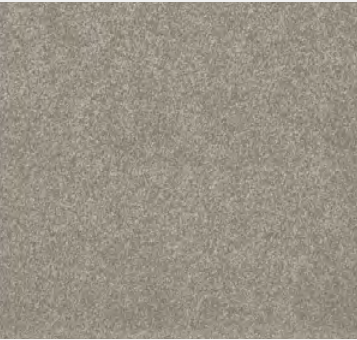
Included



Portal

Category 2 - Saturn

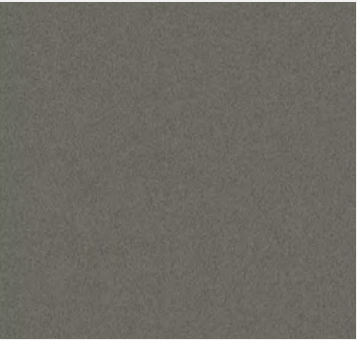
Included



Dust

Category 2 - Saturn

Included



Moon Dust

Category 2 - Saturn

Included



Space Rock

Category 2 - Saturn

Included



Dark Star

Category 2 - Saturn

Included



Meteor

Category 2 - Saturn

Included



Play Ground

Category 2 - Stanley Park

Included



Day Pass

Category 2 - Stanley Park

Included



Major League

Category 2 - Stanley Park

Included



Second Base

Category 2 - Stanley Park

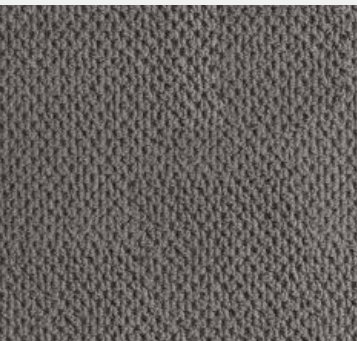
Included



Curve Ball

Category 2 - Stanley Park

Included



Night Out

Category 2 - Stanley Park

Included



Ball Park

Category 2 - Stanley Park

Included

For more information
about the Carpet Call
range, click [here](#).



18. Flooring
Carpet



Cordova Rhino

Category 3 - Cordova

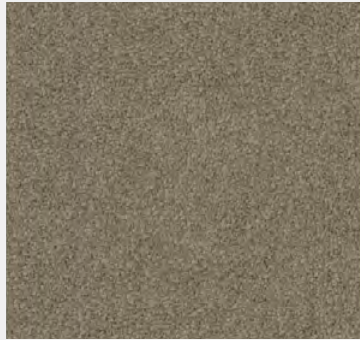
Upgrade



Driftwood

Category 3 - Cordova

Upgrade



Heathstone

Category 3 - Cordova

Upgrade



Metro Stipple

Category 3 - Cordova

Upgraded



Hardware

Category 3 - Cordova

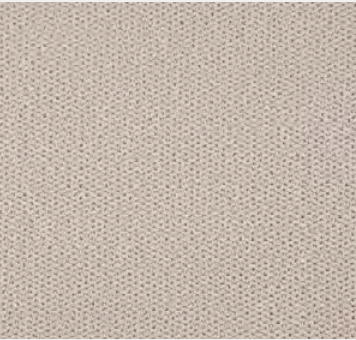
Upgraded



Forge

Category 3 - Cordova

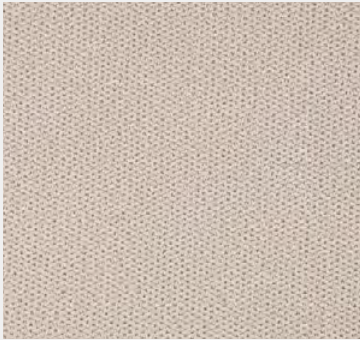
Upgraded



Maudsland

Category 4 - Hampton's Ridge

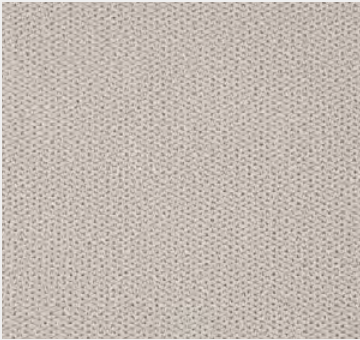
Upgraded



Helensvale

Category 4 - Hampton's Ridge

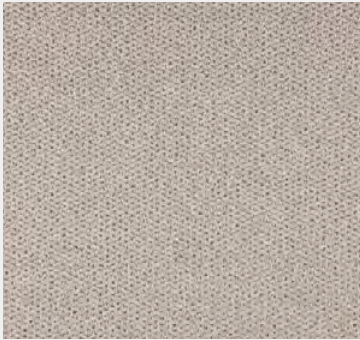
Upgraded



Broadbeach

Category 2 - Stanley Park

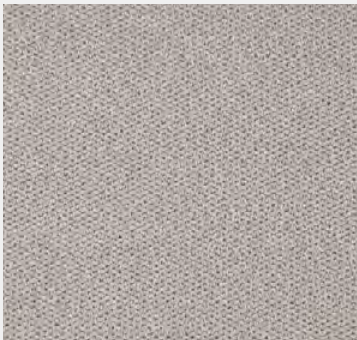
Upgraded



Miami

Category 4 - Hampton's Ridge

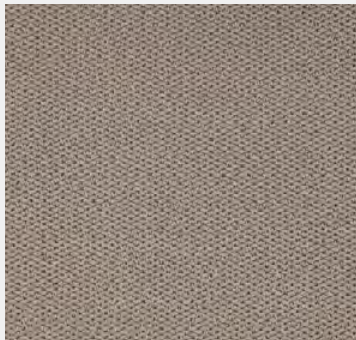
Upgraded



Talai

Category 4 - Hampton's Ridge

Upgraded



Palm Beach

Category 4 - Hampton's Ridge

Upgraded



Currumbin

Category 4 - Hampton's Ridge

Upgraded



Paradise Point

Category 4 - Hampton's Ridge

Upgraded

For more information
about the Carpet Call
range, click [here](#).



18. Flooring Tiles

We will have an online meeting with a National Tiles consultant, who will assist you in your tile selection and walk you through a 3D program to ensure you are happy with the layouts.

For more information about the National Tiles range, click [here](#).

Included

- ✓ Floor Tiles - Laid in stack bond to Ensuite, Bathroom, Powder Room and Laundry.
- ✓ Wall tiles - Full height (floor to ceiling) laid horizontally in stack bond to Bathroom and Ensuite.
- ✓ 100mm high skirting tiles to Laundry & Powder room (if applicable).
- ✓ 600mm high laid in stack bond to Laundry & Butlers splashback.



Orion Charcoal Matt

Category 1 - 600x600mm
Included



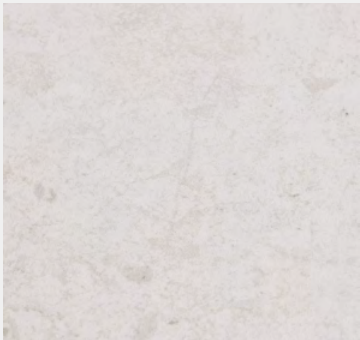
Orion Light Grey Matt

Category 1 - 600x600mm
Included



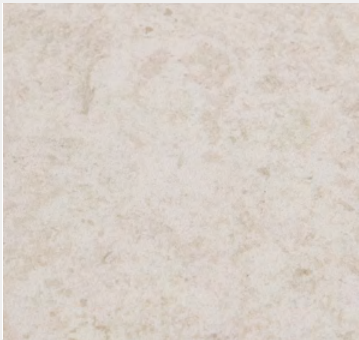
Ivory

Alpine - 600x600mm
Included



Orion Chalk Matt

Category 1 - 600x600mm
Included



Orion Sand Matt

Category 1 - 600x600mm
Included



Latte

Regina - 600x600mm
Included



Charcoal

Regina - 600x600mm
Included



Stone

Alpine - 600x600mm
Included



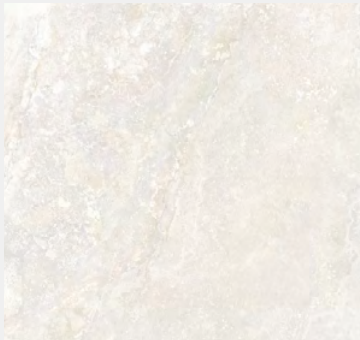
White

Regina - 600x600mm
Included



Grey

Regina - 600x600mm
Included



Bianco Crosscut

Ascoli Travertino - 600x600mm
Upgrade



Classico

Mystone Travertino - 600x600mm
Upgrade



Highland

Canyon Stone - 600x600mm
Upgrade

19. Staircase Included

- ✓ Semi cantilevered staircase KDHW treads & risers and clear coat finish (supporting wall under non - cantilevered section).
- ✓ Balustrade with 15mm diameter stainless steel rods and 38mm diameter stainless steel stanchion (post).
- ✓ Handrail 70mm x 45mm square kiln dried hardwood (HR07).
- ✓ Plaster lined dwarf wall with painted MDF capping to top of stairs.



Semi cantilevered staircase

Included



Plaster lined dwarf wall with painted
MDF capping to top of stair

Included

For more information
about the S&A Stairs
range, click [here](#).

19. Staircase Upgrades



Black steel balustrade

Upgrade



Glass balustrade

Upgrade



Open staircase

Upgrade



Timber slat balustrade

Upgrade



Stained timber capping

Upgrade



Balustrade to first floor void

Upgrade



Storage under staircase

Upgrade



For more information
about the S&A Stairs
range, click [here](#).

20. Paint, Plaster & Fixing Included

- ✓ Doors - internal – Ultra trim satin
- ✓ Skirtings & architraves – Ultra trim satin
- ✓ Walls – internal 3 coats – 1 coat elite sealer undercoat
2 coats Expressions matt
- ✓ Stairs – treads / landings – Easy floor satin non slip.
- ✓ Stairs – handrail – GP clear satin
- ✓ Doors - front entry – 1 x coat elite sealer under coat
- ✓ 2 x coats Ultra trim gloss
- ✓ Garage external hinged – Ultra trim gloss
- ✓ Render – colour through textured acrylic mix
- ✓ Eaves – UP solashield low sheen
- ✓ Downpipes & meter box – UP solashield low sheen
- ✓ **Optional - Change skirtings to single bevelled profile to match architraves**



Square dressed skirtings

92mm x 18mm MDF

Included



Single bevelled architraves

67mm x 18mm MDF

Included



For more information about the Haymes Paint range, click [here](#).

21. Wardrobes

Included

Bed 2 & 3

- ✓ Flush doors with Gainsborough G4 dummy handles
- ✓ 1 x 500mm wide white melamine tower unit
 - 4 x soft close drawers
 - 25mm finger pull handles
 - 3 x adjustable shelves
 - 2 x sections of full height hanging rail

Master WIR

- ✓ 2 x 500mm wide white melamine tower units
 - 4 x soft closing drawers per unit
 - 25mm finger pull handles per unit
 - 3 x adjustable shelves per unit
 - Combination of full height and half height hanging rails per unit

Guest WIR

- ✓ 1 x 500mm wide white melamine tower unit
 - 4 x soft closing drawers
 - 25mm finger pull handles
 - 3 x adjustable shelves
 - Full height hanging rails



For more information
about the Stegbar range,
click [here](#).



21. Wardrobes

Upgrades

Options

- ✓ Built-in Colour Board Fitout
 - Coastal Oak, Ligurian Walnut, Notaio Walnut, Prime Oak, Mercurio Grey, Cinder, Havana Oak, Perugian Walnut, Estella Oak, Aston White, Verdelho, Topairy, Silk, or Bespoke
- ✓ Cabinetry Hardware
- ✓ Vinyl Sliding Robe Door Frame Edge
 - White, Black, Polished Silver, or Satin Silver
- ✓ Mirror Finish Sliding Robe Door
 - Silver or Grey



Framed sliding doors with vinyl finish

Upgrade



Framed sliding doors with mirror finish

Upgrade



Laminate hinged doors with feature handle

Upgrade



Black hanging rail

Included Option



Colour board laminate fitout

Includes chrome or black hanging rail

Upgrade

For more information about the Stegbar range, click [here](#).

22. Additional

External

- Fly screens / fly doors
- Capped hot & cold water points /waste point
- Capped gas point
- Additional garden tap

Internal

Kitchen

- 2 X waterfall end panels to island bench
- Additional pot drawers

Pantry

- Water point to fridge
- Extend standard shelves
- Additional shelving
- Overhead cupboards in lieu of shelves
- Overhead cupboards above fridge space
- Tall pantry cupboard adjacent fridge space

Laundry

- Overheads cupboards
- Tall broom cupboard
- Noggings for clothes dryer (2x)

Wet areas

- Frameless enclosed shower screens
- Recessed shaving mirrors
- Special shaped mirrors
- Increase shower screen heights
- Additional hand towel rails or robe hooks
- Redesign powder room with half mirror
- Redesign powder room with shelf
- L-finger pull (no handles to base cabinetry)
- Niche or shelf in shower

Fixing

- Additional noggings for light fittings / artwork
- Linen to first floor
- Additional privacy locks
- Floating TV cabinet
- Desk / shelves
- Double hanging to robes
- Skylight above stairs/ master ensuite
- Black hinges / striker plates
- Flush jamb cavity sliding doors in lieu of standard hinged doors
- Laminate wardrobe doors
- Vinyl sliding robe doors
- Smartrobe sliding doors
- Framed mirror sliding robe doors

Electrical

- Downlights & power points layout / any additional
- Led strip lighting kitchen
- Led strip lighting vanities
- Lighting over island bench
- Feature lighting
- External lighting
- Electric vacuum charge power point
- Ceiling fans
- EV charge provision
- CCTV provision

Other

- Fireplace or provision for fireplace
- Feature shelving adjacent fireplace
- Pool requirements (please check with your pool supplier and advise us what they need (capped water / waste, electrical)



MASTERPIECE 

1300 SIMONDS | simonds.com.au