

A premium standard you can expect.

Beachwood 
HOMES



Ascend 

Standard Inclusions



PRELIMINARIES

- Engineered soil test & feature site survey
- Detailed technical construction drawings
- Complete engineered structural design
- Bushfire report and assessment (BAL)
- Harmony Gallery custom colour selection consultation
- Domestic Builders Insurance policy, issued upon signing of HIA Building Contract
- Building permit & relevant fees

GENERAL

- 25-year structural guarantee
- 12-month maintenance period after handover
- Detailed site and house clean prior to handover

'WHOLE OF HOME' AND 7 STAR ENERGY RATING

- Comprehensive 7-Star energy rating report and compliance on any orientation
- Design and site specific 'Whole of Home' assessment report and compliance
- Full vapour permeable sisalation wrap to external walls
- Insulation batts to external walls and ceilings to comply with your site-specific energy rating requirements
- Window & Door glazing to comply with energy rating requirements:
 - Awning Windows – Double Glazed Low-E glass (Clear & Optitherm glass) to Single Storey Designs and Thermally Broken Frame with Double Glazed Low E Glass (Clear & Optitherm glass) to Double Storey designs.
 - Sliding Windows – Double Glazed Low-E glass (Clear & Optitherm glass)
 - Fixed Windows – Double Glazed Low-E glass (Clear & Optitherm glass)
 - Sliding Doors – Double Glazed Low-E glass (Clear & Optitherm glass)
 - Laundry/Balcony hinged doors (if applicable) – Single Glazed (Clear glass)
- Sealed door frames to all external doors
- Draft stoppers to all ceiling exhaust fans

Style, luxury and convenience are built into every Beachwood

LIVABLE HOUSING DESIGN REQUIREMENTS

Level threshold access achieved via garage/dwelling man door threshold with ramp fitted to garage side

Design specific NCC Compliant door widths, passage widths & circulation requirements, including step free shower access to nominated shower location.

Grabrail substrate fixings placed within wall cavities to required locations

SERVICES & CONNECTIONS

Relevant water authority and sewer application fees

Connection of sewer & stormwater to point within allotment

Single phase electricity supply from underground pit to meter box

Mains natural gas connection (if available)

Water connection from mains meter to dwelling including two external taps

STRUCTURAL

Excavation and soil removal for up to 300mm of fall across site

Engineered waffle concrete slab construction to 'H' class soil classification

Structural slabs to Porch and Outdoor Living areas (plain concrete finish)

Timber framing and structural beams/lintels as per engineers design and relevant Australian Standards.

2550mm (8'6") ceiling heights to Ground Floor and 2400mm (8'0") ceiling heights to First Floors (if applicable)

Termite protection to all slab penetrations and the entire perimeter of dwelling

GARAGE CONSTRUCTION

Integrated concrete slab with step down from dwelling

'Colorbond' sectional overhead door with automated lifter and remote controls

Tempered hardboard door to Garage External access door with 'Gainsborough' Chrome Trilock hardware

Flush panel door to Garage Internal access door with 'Gainsborough' Chrome Trilock hardware

Brick infill above Garage sectional door to Front façade (design specific)

EXTERIOR FINISHES

Brick veneer walls to Ground Floor areas with 'Austral' range bricks, up to builders Category 2.

Brick infills over windows to Front facade, painted cladding infill over remaining openings to side and rear elevations – Single Storey designs

Brick infills over windows/doors to Ground Floor areas and rendered foam infills to First Floor areas – Double Storey designs

"Bristile" Classic range (Category 2) concrete roof tiles with a 22.5 degree roof pitch, with flat metal roofings to select Ground Floor roof areas (where applicable)

Rendered polystyrene cladding to First Floor direct fixed to timber frame (if applicable)

'Colorbond' metal fascia, quad gutters and downpipes

'Bradham's Windows' clear glazed aluminium windows with fibreglass mesh flyscreens to all openable windows and black hardware

'Corinthian' Madison range feature Front door with 'Gainsborough' chrome Trilock hardware

Laundry door fully glazed with lockable lever hardware



INTERIOR FINISHES

'CSR' Plasterboard (10mm) to all internal walls fitted with 75mm cove cornice

'Corinthian' flush panel doors throughout including robes

'Gainsborough' chrome lever door furniture to all internal doors

'Corinthian' architraves and skirting 67mm x 15mm with single bevel profile

'Beaumont Tiles' ceramic floor tiles to Entry, Entry Hallway, Dining/ Living and Kitchen areas

Quality carpet (up to Category 3 range) and underlay to all remaining internal floor areas

Robes to all Bedrooms with single white melamine shelf and single chrome hanging rail

Linen cupboard with four white melamine shelves

'Dulux Wash & Wear' paint, 3 coats to walls & 2 coats of matt to ceilings

Carpet over all treads and risers to Staircase with pencil round nosing and plaster lined wall balustrade (up to 1000mm high) with painted wall rail and capping to balustrade area – design specific

ELECTRICAL

'Clipsal' dimmable LED downlights throughout dwelling

'Clipsal Iconic' range power points and switch plates throughout, including two 'two way' switches

Two data points with internal conduit for future Fibre Optic connection

Two external double flood lights (without sensor)

Exhaust fans vented to atmosphere (externally) to wet areas (as required for compliance)

Hard wired smoke detectors

Residual-current device (RCD) safety switches to meterbox

Provide 3kW Solar PV system with solar panels fitted to external roof with 5.0kW inverter

home, inside and out, with our inclusions that exceed expectations.

HOT WATER & HEATING

'Rinnai' gas instant continuous flow hot water system in external recessed box

'Brivis' Gas ducted heating with ceiling outlets to Bedrooms and all Living areas

KITCHEN

'Fisher & Paykel' 900mm wide stainless steel electric under bench

'Fisher & Paykel' 900mm wide stainless steel gas cooktop

'Fisher & Paykel' 900mm wide concealed (behind cabinetry) slide out rangehood

'Fisher & Paykel' 600mm wide stainless steel dishwasher

'Fisher & Paykel' 600mm wide stainless steel integrated under bench microwave with stainless steel trim, with soft-close pot drawer below microwave space

'Abey' double bowl stainless steel inset sink with 'Alder' Soho chrome mixer tapware

'Quantum Zero' Zero silica benchtops with 20mm edge profile (no shadow line)

'Laminex Natural' coloured laminate overhead cupboards above Appliance benchtop and Fridge space

'Laminex Natural' coloured laminate base cupboards

'Beaumont Tiles' ceramic wall tiles to splashback area

Four soft-close cutlery drawers to Island bench including cutlery insert tray and two soft-close pot drawers next to Kitchen oven with Category 2 handles to all drawers.

Soft close hinges to all cabinetry hinged cupboards with Category 2 handles.

BATHROOM, ENSUITE & W.C.

'Quantum Zero' Zero silica benchtops with 20mm edge profile (no shadow line)

'Laminex Natural' coloured laminate vanity unit with Category 2 handles

'Fienza' round white vitreous china inset basins with chrome pop up wastes

'Fienza' back to wall white toilet suites with soft close seats

'Decina' sanitary grade white acrylic Bath with chrome pop down waste – design specific

'Beaumont Tiles' ceramic wall, floor and skirting tiles to Bathroom, Ensuite and W.C.s

Tiled shower bases to Bathroom and Ensuite

Evo Hybrid Semi frameless shower screens with pivot door and clear safety glass

Polished edge silver mirrors to entire width of vanity unit

'Alder' Category 2 chrome hand held shower outlet and mixer tapware to basins, bath and showers

'Alder' Category 2 chrome towel rails and toilet roll holders

LAUNDRY

'Laminex Natural' built in laminate laundry unit with laminate benchtop with 'Abey' 45 litre stainless steel trough

'Alder' Category 2 chrome mixer tapware to trough

'Beaumont Tiles' ceramic floor and skirting tiles

'Beaumont Tiles' ceramic wall tiles above trough unit

'Alder' washing machine hot and cold taps

Style your home, your way at Harmony Gallery.

We believe quality products create extraordinary homes. That's why we partner with trusted brands, offering premium inclusions and upgrades to help craft your dream home. Make your home uniquely yours at our Harmony Gallery Colour Selections Centre, where you get to personalise everything from finishes to fixtures and home technology. With expert guidance from our Harmony Gallery Interior Designers, your vision comes together seamlessly.



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* Terms and Conditions apply. Inclusions list effective from 8/01/2026. Subject to change without notice. Speak to a Beachwood New Home Consultant for further details.

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