A home you'll love, with quality built in.

Beachwood HOMES

Melbourne

Standard Inclusions

PRELIMINARIES

Engineered soil test & feature site survey

Detailed technical construction drawings

Complete engineered structural design

Bushfire report and assessment (BAL)

Design Review appointment with a design specialist

Harmony Gallery custom colour selection consultation

Home Warranty 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 THERMAL PERFORMANCE

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 comply with your site specific energy rating requirements.

Window & Door glazing to comply with energy rating requirements:

- Awning Windows – Thermally Broken Double Glazed Low-E glass (Clear & Optitherm glass)
- Sliding and Fixed Windows – Double Glazed Low-E glass (Clear & Optitherm)
- Sliding Doors – Double Glazed Low-E glass (Clear & Optitherm glass),
- Hinged Doors (if glazing applicable) – Single Glazed (Clear glass).

Provide 3kW Solar PV system with solar panels fitted to external roof with 5kW three phase inverter

Sealed door frames to all external doors

LIVEABLE HOUSING DESIGN REQUIREMENTS

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

Design specific NCC Compliant door widths, passage widths & circulation requirements

Grabrail substrate fixings placed within wall cavities to required wet area locations

SERVICES AND CONNECTIONS

Relevant water authority and sewer application fees

Connection of sewer & stormwater to point within allotment

Three phase electricity supply from underground pit to meter box

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)

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

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

2700mm (9'0") ceiling heights to Ground Floor and First Floor

GARAGE CONSTRUCTION

Integrated concrete slab with step down from dwelling to Garage

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

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

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

Brick infill above Garage sectional door to Front façade.

EXTERIOR FINISHES

Brick veneer walls to Ground Floor areas with 'Austral' range bricks (up to Category 3)

Brick infills or rendered foam infills over all external door and windows

Rendered EPS lightweight cladding system to First Floor fixed on battens

'Bristile' Prestige range (up to Category 5) concrete roof tiles with 22.5 degree roof pitch, with flat metal roofings to select Ground Floor roof areas.

'Colorbond' metal fascia, quad gutters and downpipes

'Bradnams Windows' clear glazed aluminium windows with fiberglass mesh flyscreens fitted to all openable windows

'Corinthian' feature fully glazed double Front doors with clear glazing and with 'Gainsborough' Trilock lockable hardware

Laundry door fully glazed with lockable lever hardware

INTERIOR FINISHES

'CSR' Plasterboard (10mm) to all internal walls fitted 75mm cove cornice. Rondo P35 control joint to all Staircase and Void areas

'Corinthian' 2340mm high flush panel doors throughout including robes.

'Gainsborough' lever door furniture (up to Category 2) to all internal doors.

'Corinthian' architraves and skirting 67mm x 18mm with single bevel profile

Floated laminate timber flooring selected from up to Category 3 range or 600mm x 600mm cushioned edge floor tiles selected from up to Category 4 range.

Premium carpet (up to Category 3) 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' 3 coat paint system to walls, 'Dulux Professional' 2 coat system to ceilings.

Feature Vic Ash timber Staircase (treads and risers with clear coat finish) with Vic Ash drop down handrail and round black balusters. Plaster lined wall balustrade (up to 1000mm high) to applicable First Floor Void areas.

ELECTRICAL

'Clipsal' dimmable LED downlights throughout dwelling

'Clipsal Iconic' range power points and switch plates throughout

Fibre to the home pre provisions including conduit and drawstring and four internal data points

Two external double flood lights

Exhaust fans (self-sealing) vented to atmosphere to wet areas as required for compliance

Hard wired smoke detectors

Metal meter box enclosure (painted finish) with built-in 42 pole capacity and residual current devices fitted as per Australian Standards requirements.

HEATING & COOLING

'Rinnai' large 340 litre heat pump hot water system

'Rinnai' ducted reverse cycle heating and cooling system with round ceiling outlets to all Bedrooms and Living areas. Includes MyIQ WiFi zone control system with two zones.

From the base construction to the roof pitch and everything in between, the quality of our standard build inclusions are backed by certified ratings and warranties.

KITCHEN

'Fisher & Paykel' 600mm wide electric under bench ovens (2 per dwelling), including laminate wall oven tower unit.

'Fisher & Paykel' 900mm wide 5 zone induction cooktop

'Fisher & Paykel' 900mm wide concealed behind cabinetry integrated rangehood

'Fisher & Paykel' 600mm wide stainless steel freestanding 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 undermount sink (no drainer) with 'Alder' chrome mixer tapware (up to Category 2)

'Quantum Zero' Zero silica benchtops with 40mm edge profile with no shadowline (up to Category 3)

'Laminex Natural' coloured laminate overhead cupboards above Appliance benchtop and Fridge space with up to Category 2 range handles, soft-close to all cabinetry doors.

'Laminex Natural' coloured laminate base cupboards with up to Category 2 handles, soft-close to all cabinetry doors.

'Beaumont Tiles' ceramic wall tiles to splashback area (up to Category 2 range)

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

Single pull out drawer with 2No. internal 29 litre bins

SCULLERY

- ‘Abey’ single bowl round inset sink (no drainer) with ‘Alder’ chrome mixer tapware (up to Category 2)
- ‘Quantum Zero’ Zero silica benchtops with 40mm edge profile with no shadowline (up to Category 3)
- ‘Laminex Natural’ coloured laminate base cupboards with up to Category 2 handles, soft-close to all cabinetry doors.
- ‘Beaumont Tiles’ ceramic wall tiles to splashback area (up to Category 2 range)

LAUNDRY

- ‘Quantum Zero’ Zero silica benchtops with 40mm edge profile with no shadowline (up to Category 3) – benchtop to run wall to wall.
- ‘Laminex Natural’ coloured laminate to trough unit, with up to Category 2 handles, soft-close to all cabinetry doors.
- ‘Laminex Natural’ coloured laminate overhead cupboards (wall to wall), with up to Category 2 handles, soft-close to all cabinetry doors.
- Abey’ 45 litre stainless steel trough with ‘Alder’ chrome mixer tapware (up to Category 2)
- ‘Beaumont Tiles’ ceramic wall, floor and skirting tiles (up to Category 2)
- Washing machine hot and cold taps

MASTER ENSUITE, MINOR ENSUITES, BATHROOM, POWDER ROOM & W.C. (AS APPLICABLE)

- ‘Quantum Zero’ Zero silica benchtops with 40mm edge profile with no shadowline (up to Category 3)
- ‘Laminex Natural’ coloured laminate vanity unit with up to Category 2 handles, soft-close to all cabinetry doors.
- ‘Fienza’ above counter or inset basins (up to Category 3) with chrome pop up wastes
- ‘Fienza’ back to wall white toilet suites with soft close seats
- ‘Decina’ feature white back to wall bath with chrome pop down waste
- ‘Beaumont Tiles’ ceramic wall, floor and skirting tiles (up to Category 2) – with floor to ceiling wall tiles to Master Ensuite and Ground Floor Ensuite areas, with standard areas to remaining locations (design specific)
- Tiled (flush finish) shower bases with smart tile insert waste, with ‘Evo Hybrid’ Semi frameless shower screens with pivot door and clear safety glass
- Polished edge silver mirrors to entire width of vanity unit
- ‘Alder’ chrome hand held shower outlet and mixer tapware to basins, bath and showers (up to Category 2).
- ‘Alder’ chrome towel rails and toilet roll holders (up to Category 2).

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.

Harmony GALLERY

Beachwood HOMES

Head Office and Harmony Gallery
552 Frankston-Dandenong Rd, Carrum Downs, Victoria, 3201
Phone: (03) 9770 8806 **Email:** info@beachwoodhomes.com.au **Web:** beachwoodhomes.com.au

* Terms and Conditions apply. Inclusions list effective from 13/11/2026. Subject to change without notice. Speak to a Beachwood New Home Advisor for further details.

Please note that Images in this brochure may include upgrade items and show selections and features not supplied by Beachwood Homes including landscaping, window furnishings, finishes, decor and furniture. Inclusions are subject to change without notice.

©Beachwood Homes Pty Ltd CDB-U 51671.