

*Opulence*  
**lifestyle**  
inclusions



# lifestyle highlights

## KITCHEN

**Technika**  
900mm Oven  
Black



**Technika**  
900mm Gas Cooktop  
Stainless Steel



**Technika**  
900mm rangehood  
Stainless Steel



**Technika**  
Dishwasher  
Stainless Steel



**Squareline**  
1 & 3/4 Bowl Sink  
Stainless Steel



**Arlo**  
Sink Mixer  
Polished Chrome



## BATHROOM

**Arlo**  
Basin Set  
Polished Chrome



**Arlo**  
Shower Wall Mixer  
Wall Bath Outlet  
Polished Chrome



**Mixx Round**  
Shower Head & Arm  
Polished Chrome



**Clark**  
Round Vanity Basin  
White Finish



**Marbletrend Project**  
Inset Bath 1675mm  
White Finish



**KDK-014**  
Toilet Suite  
White Finish



## TOILETS

**Master Rail**  
Single Towel Rail  
Polished Chrome



**Master Rail**  
Toilet Roll Holder  
Polished Chrome



**Master Rail**  
Soap Holder  
Polished Chrome



## DOORWARE

**Angular**  
Entry Trilock  
Satin Chrome



**Lianna**  
Internal Lever Set  
Satin Chrome



**Nidus T-Bar**  
Wardrobe Pulls  
Brushed Chrome



# lifestyle specification

Ⓜ Items marked are an opulence upgrade pack inclusion

## GENERAL

Thermal	Insulated to 6 star energy rating
Connections	Allotment 650m2, 6m setback
Permit	Permit application & fees

## EXTERNAL

Bricks	Selkirk category 1 & 2
Roofing	Colorbond iron roof 22.5°
Fascia	Colorbond fascia & gutters
Doors	Hume XV18
Windows	Double glazing to single living area Ⓜ
Locksets	Gainsborough Angular trilock
Garage	Brick with plaster lined ceiling
Garage Door	Colorbond panel lift
Water Tank	2020 Lt water tank and pump
Garden Taps	Front and rear

## BATHROOM

Vanities	Laminate cabinet with mirror
Hot Water	Rheem instantaneous
Tapware	Arlo basin, bath & shower set
Bath	Project inset 1675mm
Basins	Clark round 400mm
Showers	Poly Marble base/pivot screens
Accessories	Master Rail towel rail & soap holder

## TOILETS

Toilets	KDK-014
Accessories	Master Rail toilet roll holder

## ELECTRICAL

Lights	20 LED downlights. batten point outlets to balance Ⓜ
Television	Pre-wired outlet to each living
Safety Switch	RCD circuit breakers
Smoke Detectors	Hard wired smoke detectors
Power	Double outlets to standard positions
Telephone	Pre-wired outlet x 1
Switch Plates	Voltex classic white

## STRUCTURAL

Concrete Slab	Class M raft 300mm of site fall
Wall Frames	90mm external and internal
Roof Trusses	90mm pine

## INTERNAL

Ceilings	2575mm high with 55mm cornice Ⓜ
Architraves	Painted single bevel 67mm x 12mm
Skirtings	Painted single bevel 90mm x 12mm
Painting	Washable 2 colours throughout
Doors	Corinthian painted flush panel
Door Stops	White rubber cushion
Door Handles	Lianna & t-bar robe pulls
Shelving	Melamine and hanging rails
Cabinetry Handles	Tekform nickel or chrome pulls
Heating & Cooling	Braemar central gas heating 3.5KW split system Ⓜ

## KITCHEN

Oven	Technika Oven Elec TTDT910-6 Ⓜ
Cooktop	Technika Gas TGC9GLWFSS Ⓜ
Rangehood	Technika TUR90S Ⓜ
Dishwasher	Technika TDX7SS-6 Ⓜ
Benchtop	20mm SA Zenith VCS Ⓜ
Tapware	Arlo flick mixer
Doors	Laminate with 2mm ABS edging
Cabinetry	OH cupboards, base cupboards & cutlery drawers
Sink	Squareline 1 3/4 bowl

## LAUNDRY

Trough	NuGleam laundry trough s/steel & white
Tapware	Arlo laundry tap set

## FLOORING

Carpet	Acacia Hill carpet & underlay to living areas & bedrooms
Tiling/Vinyl Plank	Chesterfield 2mm vinyl plank or ceramic tile to entry, kitchen & meals
Tiling to wet areas	Ceramic floor tiles & tiled skirts



# Lifestyle Process

## CONTRACT PREPARATION

### Objective

To deliver an all-encompassing process that reduces contract to site start time by integrating class leading designs and professionally prepared colour schemes

### Key Benefits

- Effortlessly create a vision for your home without the worry usually associated with countless options
- Reduce contract preparation and construction start time frames from months to weeks\*

### Your part in the process

- Select one of our designs and advise any non-structural modifications
- Select from predetermined schemes and appliance options
- Provide land title and any relevant information

### Preliminary Works Agreement to Building Permit

1. You sign the Preliminary Works Agreement, pay your deposit and provide information as per section 12.1 of PWA.
2. Plans and Engineering: We initiate plans including the floor plan, siting, joinery & wall tile elevations, as well as electrical plans. If the site is accessible we will action preliminary site engineering.
3. Colour schemes: With assistance from Sachja, you select from one of our carefully prepared colours schemes and fitting selections via your online portal.
4. Review Initial Plans: You review the plans and siting with Tom for confirmation. Please note once you sign off the drawings they progress onto architectural drafting and structural engineers so no further changes can occur from this point.
5. Electrical: You review your electrical plan and advise Sheree if you want any additions which will be costed and presented for your approval
6. Working Drawing Checks: We perform our quality control checks of the working drawings and apply the completed engineering information before the plans go back to the architectural drafting team for completion.
7. Variations: We prepare your final Pre-Contract Variation & contract sum, including confirmation of the 6 star requirements and final site costs based on the 6 star assessment and final engineered slab design.
8. Building Contracts: We prepare the Fixed Price Building Contract and specification and present it to you for signing via electronic DocuSign. We will also request you nominate the preferred Building Surveyor and request payment of the Initial contract deposit
9. Building Permits: We lodge your plans and supporting documents with the Building Surveyor and local council for approval.
10. Works Commence

\*Construction start date subject to land and title availability.



### Kitchen Cabinetry

1 Confirm cabinetry selections



**Traditional Kitchen**  
Cabinetry: White Shaker, Countertop: Dark Grey Marble, Sink & Cooktop: Under Mount, Island: White Shaker with Wood Top, Backsplash: White Subway Tile, Lighting: Pendant, Recessed, Chandelier



**Modern Kitchen**  
Cabinetry: White Shaker, Countertop: Light Grey Quartz, Sink & Cooktop: Under Mount, Island: White Shaker with White Top, Backsplash: White Subway Tile, Lighting: Recessed



**Contemporary Kitchen**  
Cabinetry: White Shaker, Countertop: Light Grey Quartz, Sink & Cooktop: Under Mount, Island: White Shaker with White Top, Backsplash: White Subway Tile, Lighting: Recessed



**Industrial Kitchen**  
Cabinetry: White Shaker, Countertop: Dark Grey Marble, Sink & Cooktop: Under Mount, Island: White Shaker with Dark Grey Top, Backsplash: White Subway Tile, Lighting: Recessed, Pendant

nippol  
Grey Beige Oak  
By Nippol Home & Hardware

# Interior Schemes

Our Interior Design team have carefully curated four schemes to provide you with a perfect and proven colour combination. There is no need to sacrifice on the quality, materials or inclusions when you build with our Lifestyle package.

Simply select a scheme and we'll take care of the rest.

Urban



Nordic





Tonal



vetiver



# Exterior Schemes

REBELLION RED SCHEME



**Monument** Roof, spouting, fascia garage & entry door

**Wallaby** Render & windows



IRONSTONE SCHEME A



**Wallaby** Roof, spouting, fascia garage & front door

**Dune** Render & windows



GOLDFIELD HAZE SCHEME



**Wallaby** Front door

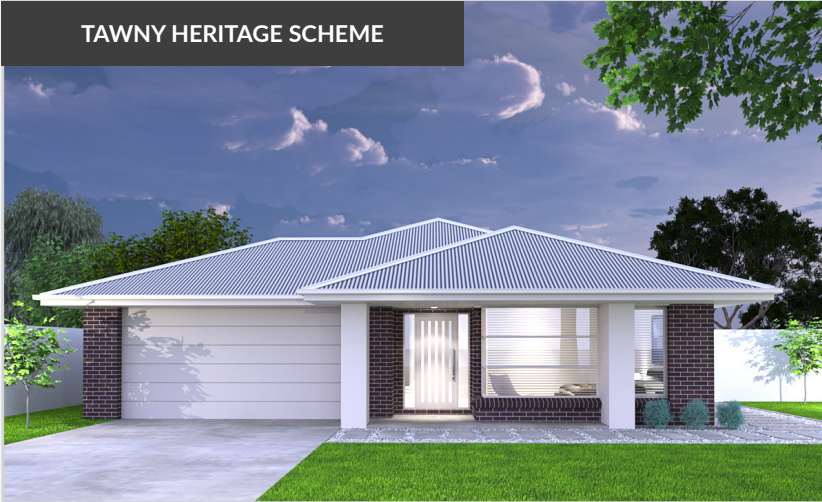
**Surfmist** To balance





Carefully considered exterior elements...

TAWNY HERITAGE SCHEME



**Dune** Roof, spouting, fascia, garage  
**Surfmist** Windows & render



TANNUM SCHEME



**Monument** Roof, spouting, garage & windows  
**Wallaby** Fascia  
**Dune** Render & entry door



IRONSTONE SCHEME B



**Dune** Roof, spouting & fascia  
**Monument** Windows, garage door & entry door  
**Surfmist** Render





## Platinum Reimagined

Utility, Luxury, Privacy - Your Ideal Family Space



# Inspiring Style & Quality

**McMaster Homes is a Ballarat based building company owned by Tony McMaster.**

We specialise in the design and construction of contemporary homes which are inspired by Australian's unique style and love for relaxing and entertaining.

Our extensive range of home designs and professional colour schemes, help make the home selection process a breeze.

We only engage trusted local trades and suppliers, building in and around the Ballarat area which ensures you get the best value for money.

Plus with over 30 years in the building industry, you can rest assured that quality and service are the core values that under-pin every home we build.

So what are you waiting for? Turn your home dream into a reality, choose quality, choose McMaster.

Tony McMaster  
Managing Director



## **Main Office**

Telephone (03) 5333 3881  
10 Eastwood St  
Ballarat VIC 3350

## **More Information**

[mcmasterhomes.com.au](http://mcmasterhomes.com.au)  
[info@mcmasterhomes.com.au](mailto:info@mcmasterhomes.com.au)

