



**FELLER**  
HOMES



[WWW.FELLERHOMES.COM.AU](http://WWW.FELLERHOMES.COM.AU)



[INFO@FELLERHOMES.COM.AU](mailto:INFO@FELLERHOMES.COM.AU)



# INCLUSIONS

**FULL TURN KEY**

TO COMPLEMENT  
**FULL CUSTOM, SEMI CUSTOM HOMES**

AS OF JULY 2025



## ALL EXTERNALS

All external materials and options that are included in your turn key home.

### ROOF FRAMING

- Metal roof with insulation (Colourbond)
- Facia and gutter (Colourbond)
- 90mm H2 termite treated pine timber frames
- 2700mm high ceiling to ground floor
- 2400 high ceiling to the first floor (double storey)

### WINDOWS

- White/Black aluminum framed windows
- Keyed window locks to all open-able windows
- Obscure glazing to bathroom, powder room, WC and ensuite
- Windows are subject to BASIX assessment

### SLAB

- Full engineered concrete waffle pod slab certified up to M or H1 class (salinity slab not included, according to salinity report)
- Pest treatment to perimeter of slab and internal drainage

### EXTERIOR WALLS

- Bricks to standard range (Range with AUSTRAL BRICKS)
- Sarking included
- Concrete Hebel with Rendering exterior (wide colour range)

### EXTERNAL DOORS

- Front door 2400 x 1200 with Chrome modern handle, deadlock
- External laundry doors 2100 x 820, with Chrome/Black deadlock
- 2100mm high panel-lift garage door
- Remote control system including 2x remotes.

### RAIN WATER TANK

- 2000L or as required



### FACADE DESIGNS

At Feller Homes, we specialise in fully custom floorplans – perfect for those with unique land requirements or a bold creative vision. But if you're after a simpler, well-designed home, you're also welcome to choose from our curated selection of existing plans, which can be tailored to suit your lifestyle.

Every quotation already includes façade elements to bring your home to life, and for those looking to elevate their street appeal, we also offer a range of façade upgrade packages.



### Have the peace of mind of knowing these are included!

#### Landscaping Essentials

Included in all our quotes is our landscaping package which includes, grass at the front and rear of the house with pebbled pathway on both sides of the home. Also included is a mailbox and clothesline.

#### Flyscreens to all Keyed Windows

All windows that are openable we fit with aluminum flyscreens.

#### Driveway

Concrete coloured driveway.

# INTERNALS

All internal materials and options that are included in your turn key home.



## LINING AND INSULATION

- 13mm to ceiling and walls with villaboard to wet areas
- R2.0 insulation to external walls including internal garage wall
- R3.5 insulation to roof ceiling

## CORNICE

- Square

## SKIRTING AND ARCHITRAVES

- 67mm x 18mm skirting various options
- 67mm x 18mm architraves various options

## WALL PAINT

- 3 coat finish with Dulux (standard allowance)
- 1 feature wall location and colour from Dulux range

## INTERNAL DOORS

- Internal hollow core doors to all internal doors with wide range of designs
- Chrome / Black square door handles (polished or satin)

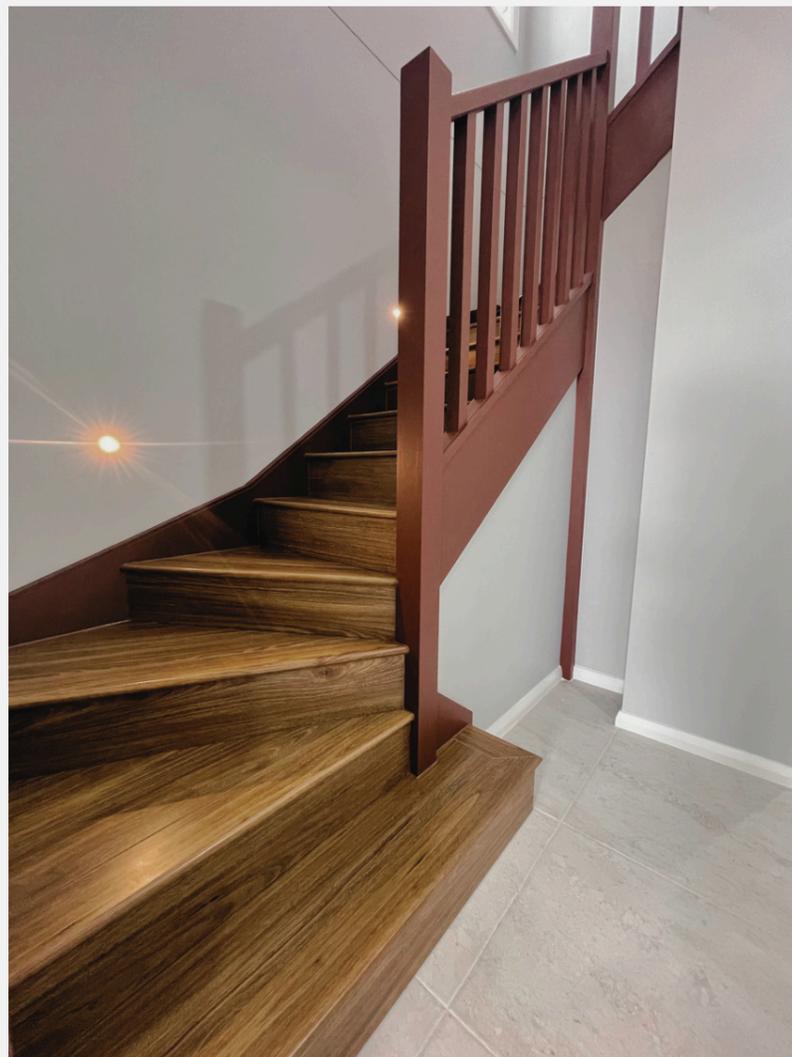
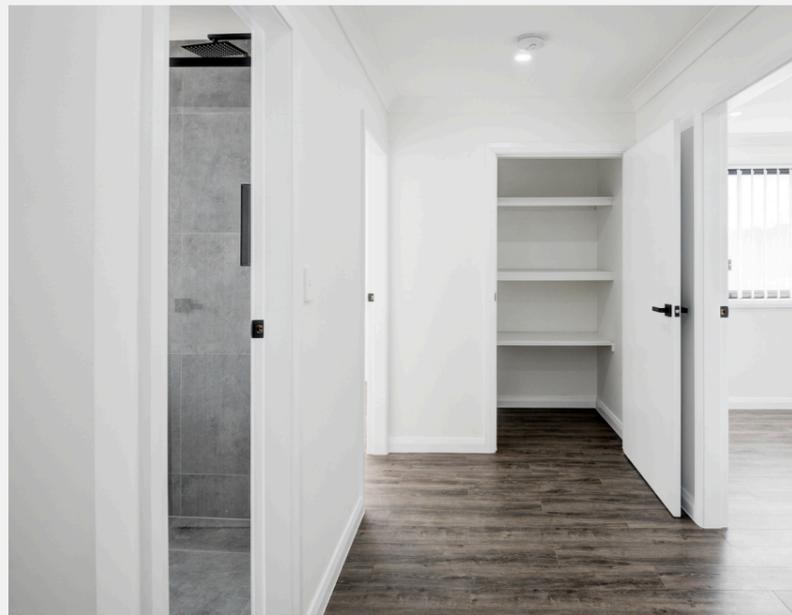
## FLOORING

- 12mm laminate flooring
- 600x600 tiles on bathroom and laundry room to ground floor
- 600x600 tiles on porch and alfresco
- Tile skirting to be done on alfresco

## FIRST FLOOR, STAIRCASE

(DOUBLE STOREY ONLY)

- Laminate flooring with underlay for first floor
- Stairs to be covered with laminate flooring
- MDF treads and risers
- Balustrades, top rail, bottom rail, handrails, and stringers to be in standard pine finish
- Inserts to be standard 12mm wrought iron between handrail and bottom plate



# KITCHEN

Kitchen materials and options that are included in your turn key home.



## KITCHEN

- 40mm engineered stone bench tops (standard range allowed)
- Standard kitchen in two-coat polyurethane/Polytec (wood matte polytec included). color to be chosen during selection stage.
- Tiled splash-back
- Double bowl sink
- Pull out mixer tap in Black/Chrome
- 900mm rangehood
- 900mm gas cooktop, 5 burner
- 900mm inserted oven
- 600mm freestanding dishwasher



# BATHROOM

Bathroom materials that are included in your turn key home.



## BATHROOM

- Floating white vanity in polyurethane
- Soft close cup lid back to wall toilet
- 1500mm free standing straight oval acrylic bathtub- (size may vary according to plans)
- Square flick mixer taps thought out in Black/ Chrome
- Square all directional Rainfall shower head in Black/ Chrome
- Single towel rails, toilet paper holders all in Black/ Chrome
- Black/ Chrome trim showers with clear safety glass shower screens
- Mirrors to all vanity units or hand basin with frame
- Floor to ceiling wall tiles size 600x600
- Floor tiles size 600x600

## LAUNDRY

- Standard 45L laundry tub with Black/ Chrome mixer installed
- Floor to ceiling wall tiles size 600x600
- Floor tiles size 600x600



## BEDROOMS OTHER AREAS

Bedroom and other common area inclusions in your turn key home.

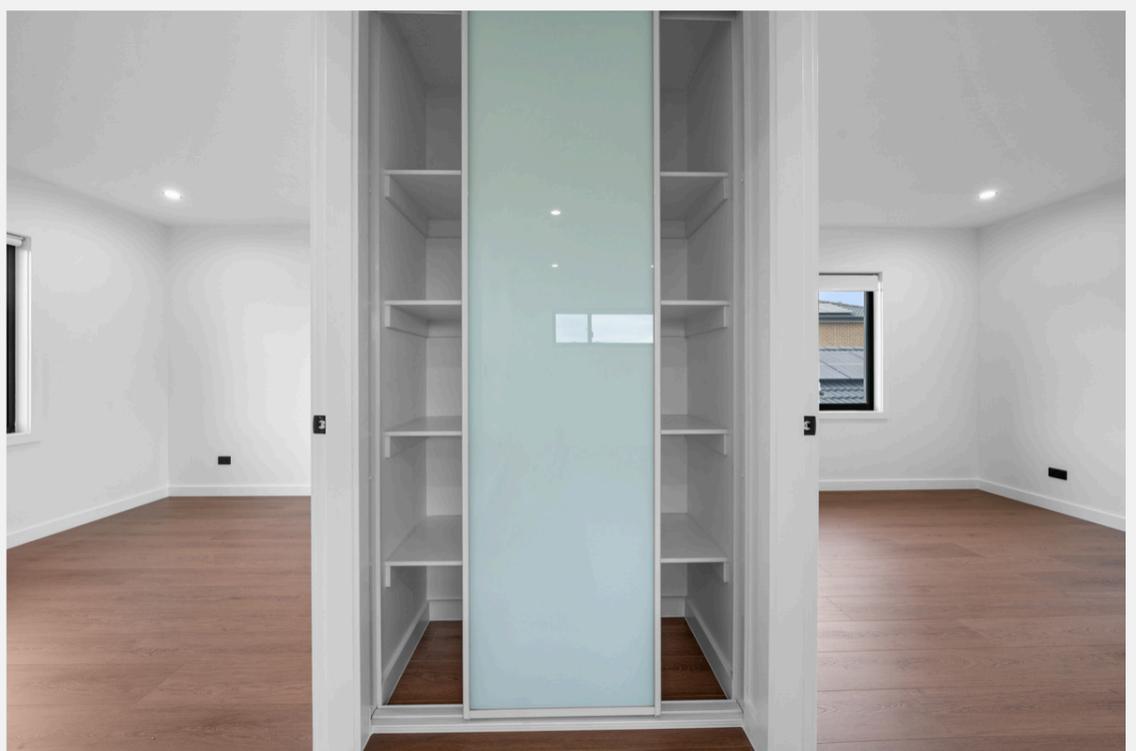


### BEDROOM

- Mirrored sliding wardrobes to all built in robes only in White/ Chrome
- Robes fitted with one shelf and underneath White hanging rail
- Linen cupboard fitted with four shelves

### LINEN

- Linen cupboard fitted with four shelves
- Sliding wardrobe - white or mirror





## SERVICES/OTHER INTERNALS

other internals and services that are included in your turnkey home

### OTHER INTERNALS

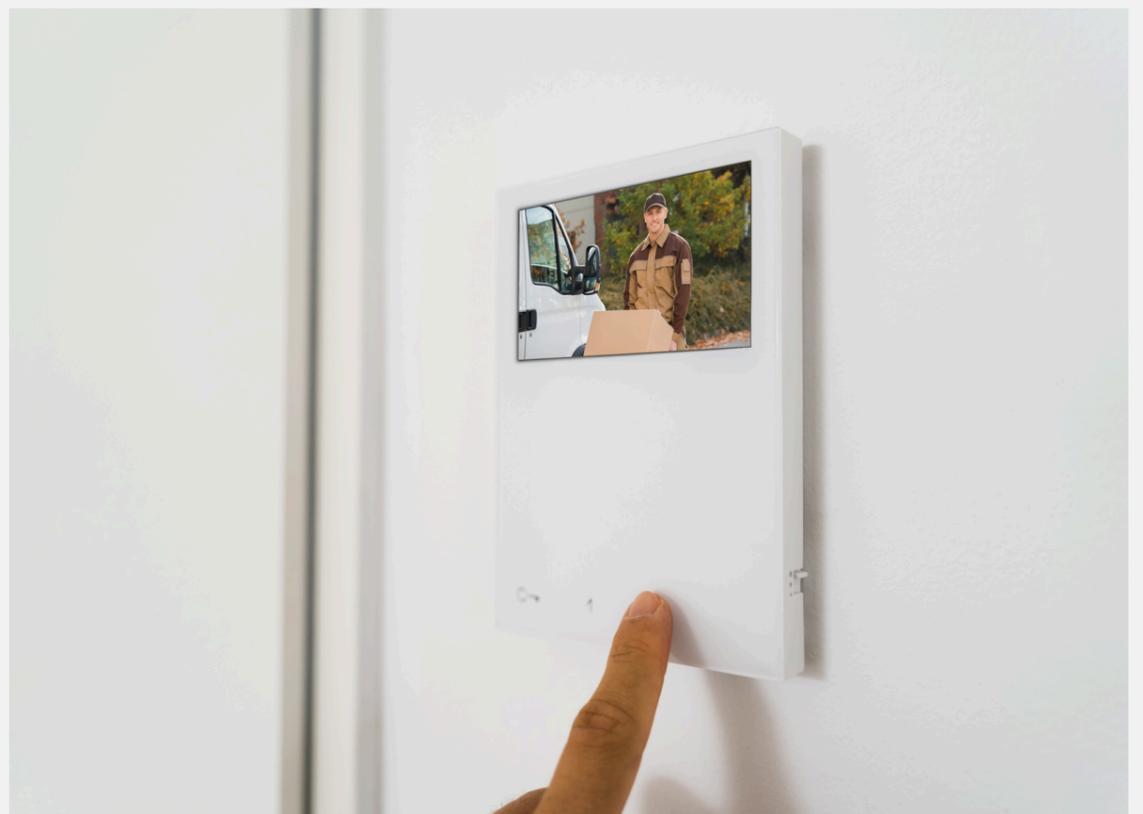
- Ducted air conditioning with 2 zones and electric thermostat
- Vertical blinds or pulldown blinds (wide colour range)

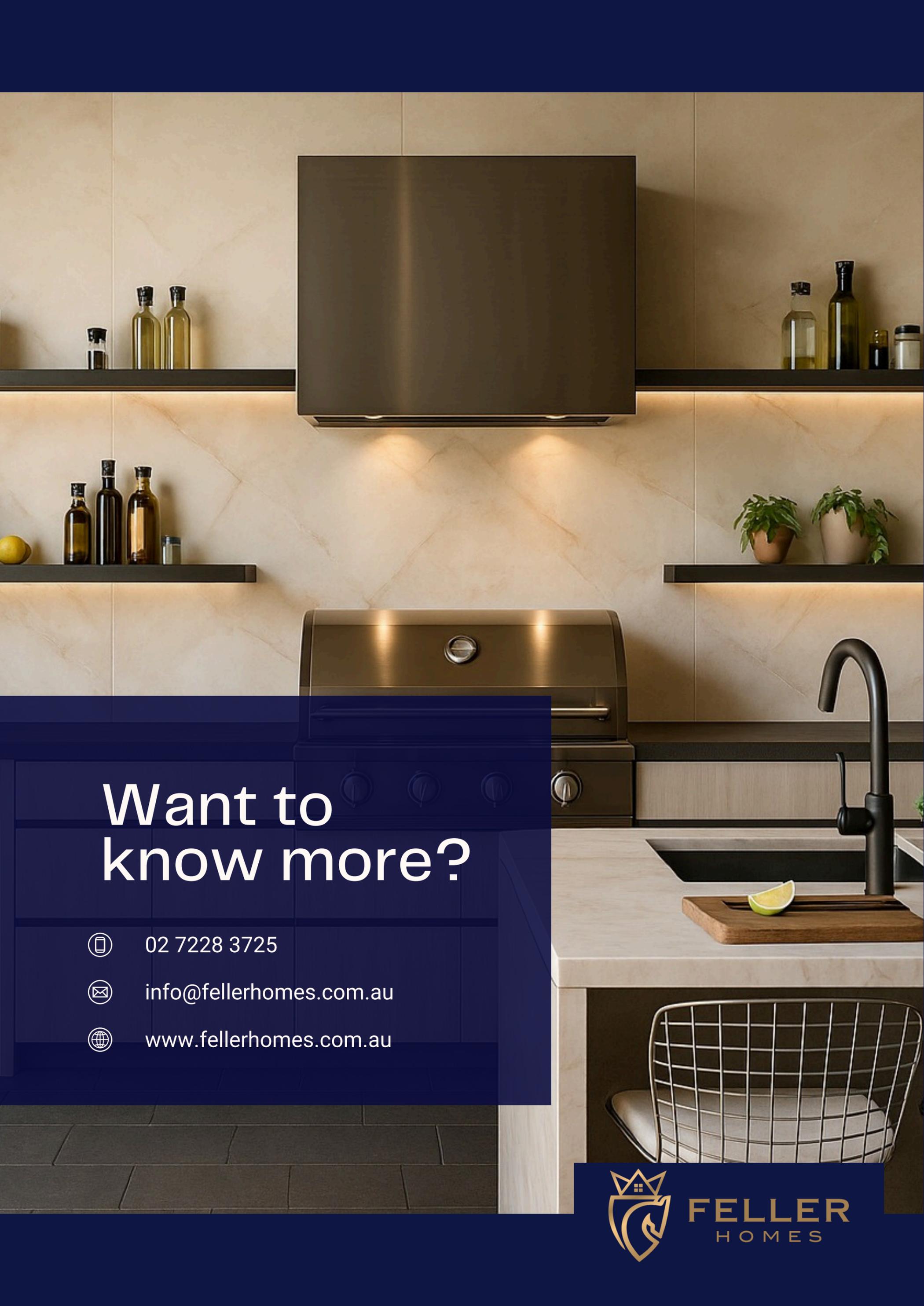
### PLUMBING

- PEX plumbing system to kitchen and all wet areas
- GAS connection, cook top, hot water and two heating points
- 2000L rainwater tank connected to WC's and one garden tap
- HOT WATER SYSTEM B26N50 26LTR- Hot water system (provided gas is available to site)
- EXTERNAL TAPS two garden taps fitted as standard
- Air ventilation fan in all bathrooms and wet areas.

### ELECTRICAL

- 4x down lights per room (common rooms to be discussed)
- Two external light points
- One double GPO (power point) per room, except kitchen, family room and bedroom 1 which has two of each.
- Two TV points (aerial not included) + co-axial cable left in roof space for future connection
- Three phase board upgrades
- Bosch alarm system
- Standard video intercom with phone connect/ WI-FI





Want to  
know more?



02 7228 3725



info@fellerhomes.com.au



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