



MELVIC GROUP

MOST USED UPGRADES

Inclusions

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Bless
this
home
with
love
and
happiness

MOST USED UPGRADES

Inclusions



EXTERNAL

- Full facade render with the choice of multiple dulux colours
- Brick with the choice of 90 brick colours
- 2340mm high entry door with different choices including stain or paint.
- Fascia and gutter with the choice of 22 colours
- 5 profiles of roof tiles with the choice of 14 colours
- Designer moulding profiles as per facade design
- Modern cladding profiles as per facade design



WINDOW

- Aluminium awning windows to the front and sliding windows throughout with the choice of 11 colours
- Double glazed windows throughout
- Multicolonial windows as per facade design
- Window locks to all openable windows
- Weather seals to all external windows

GARAGE DOOR

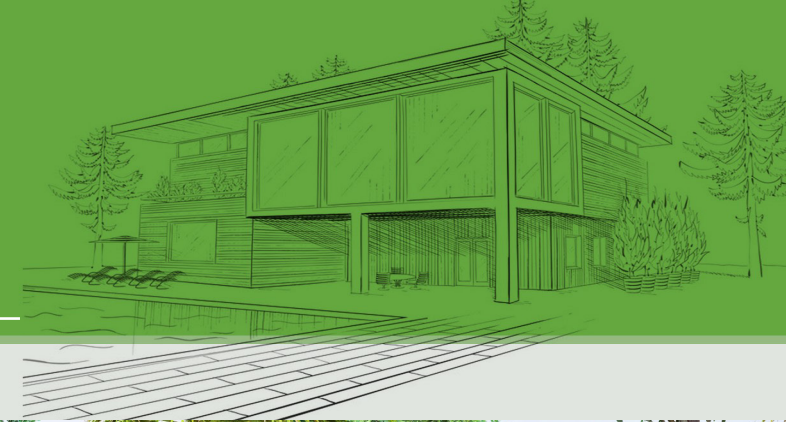
- Sectional overhead door with the choice of 5 profiles & 46 colours
- 4810 x 2450mm high garage door

ROOF TILES PROFILES



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Our
aim
to
build
your
dream
house



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INTERNAL DOORS

- Internal access door: 2340mm high flush panel doors and feature doors with multiple choices from 10 ranges.
- Single and double glazed boutique Aluminium sliding doors and bifold with upgraded keyed deadlock on sliding doors
- Internal doors: feature translucent panel doors to feature areas
- Laundry: Full-length clear glazed panel on the 2340mm high external laundry door with keyed lock
- Draft seals to all external doors meeting 6 Star energy requirements including garage house access door



DOOR FURNITURE

- Internal doors: Multiple Lockwood lever door handles from 3 ranges
- Provide mushroom stop to double entry door
- Lockwood Keyless digital Deadlatch to the External door
- Privacy set to all ensuite and powder
- Passage set to all the internal doors
- Entrance set to master bed
- Cavity sliding locks to cavity doors
- Pull handles with dealbolts to entry door



CEILINGINGS

- 2700mm nominal ceiling height to single storey house
- Ground floor of double storey house, plus upto 2700mm nominal ceilings to first floor of double storey house

CORNICES, SKIRTINGS & ARCHITRAVES

- Upgraded cornice to whole house (excluding porch and alfresco ceilings)
- 92mm architraves around windows and doors throughout
- 67mm to 220mm skirting throughout the house except wet areas

PAINT

- Low VOC Semi - Gloss Water based Enamel Paint to Interior Timber & Interior & Exterior Doors
- 3 coat paint system to walls with the choice of multiple colours from whole Dulux range
- 3 coat paint system throughout ceiling, internal skirting and architraves
- Stain finish to front entry doors, timber stacking doors & external laundry door

ROBES & LINEN

- White Melamine Wardrobe Shelving 16mm of 450MM-600MM wide
- White Melamine Tower Unit - 4 Drawers 3x adjustable Shelves - T Bar Handles 2000h x 508w x 445d
- Wardrobe Hanging Rail - Chrome OF 25 MM oval
- Framed wardrobe doors - bright silver aluminium frame sliding wardrobe doors with multiple panels such as Vinyl and silver mirror finish in different sizes as per working drawing

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LAUNDRY

- Tiled splashback with the choice of 174 textures with polished and matt
- 40mm RHF & YDL benchtop with the choice of 88 colours
- 5 choices of Laundry Trough & Cabinet
- 7 choices of Laundry Tub with multiple bowl capacity
- Polytex Bottom and Overhead cabinets
- ECT Global Mixer tap

PLUMBING

- Rinnai electric hot water system
- Concealed plumbing
- Capped cold water point to fridge space
- Gas connection: upto 15 lineal meter of 32mm diameter gas service pipeline
- Fire place gas piont
- Additional cold-water point, hot water point, gas point, waste point at alfresco area
- Additional garden tap

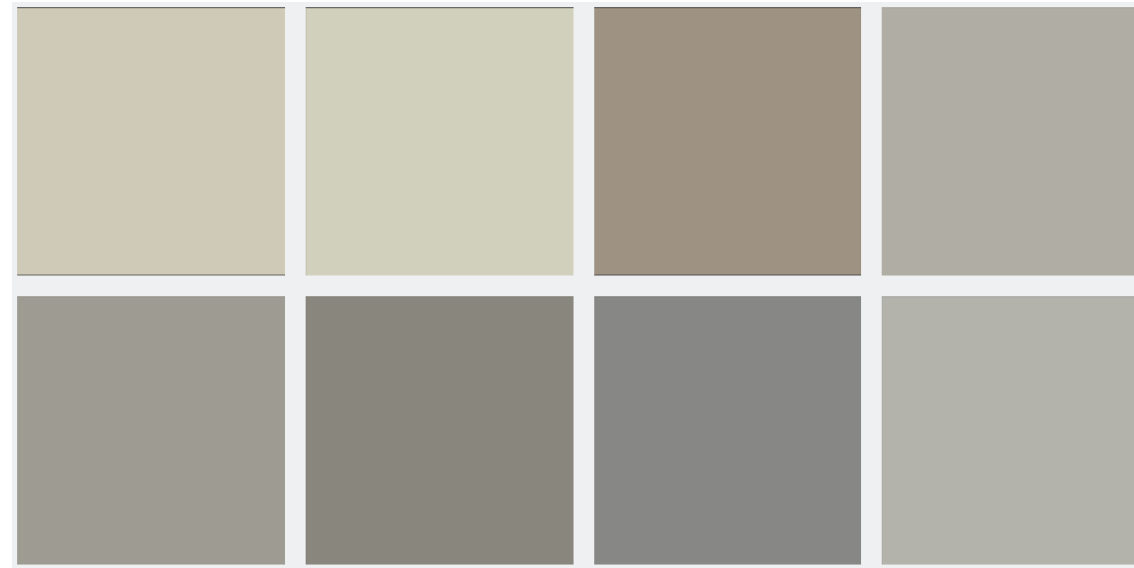
SOLAR PANEL & HOT WATER

- 215 litres storage water tank with 26 litres continous gas booster unit with 2 solar panels
- Slimline Rainwater tank upto 3000 ltr.

HEATING & COOLING

- Refrigerated 23 kw cooling and gas heating with duct (all ducts to be standard white)
- Bonaire Gas Heater upto 30 kilo watt
- Touch screen remotes
- Linear slot diffusers

SPLASHBACK COLOURS



ELECTRICAL

- LED downlight in each room
- 2 no. Double gpo each in room
- 3 no. Double gpo in kitchen and Master Bedroom
- 2 no. Batten lights in garage
- 1 no. Gpo for motor in garage
- 1 no. Sensor light in garage
- n.b.n. connection
- 2 no. Weatherproof gpo externally
- 4 no. Smoke detectors
- 1 no. Data point (single storey)
- 2 no. Data point (double storey)
- 3 no.s t.v. points
- 2 no.s telephone points
- Exhaust fan in each w.c./ shower area.
- Power for gas ducted heating
- Power points for all the appliances
- Installation of pier lights, chandelier, Pendant lights
- Extra power point and two way points (if required)

SITE WORKS & CONNECTIONS

- Waffle pod slab
- Connection to standard sewer and storm water connection points within the building allotment
- Part A nd B Termite treatment
- Upto 600mm fall over building area
- Upto 15lm of underground three phase power

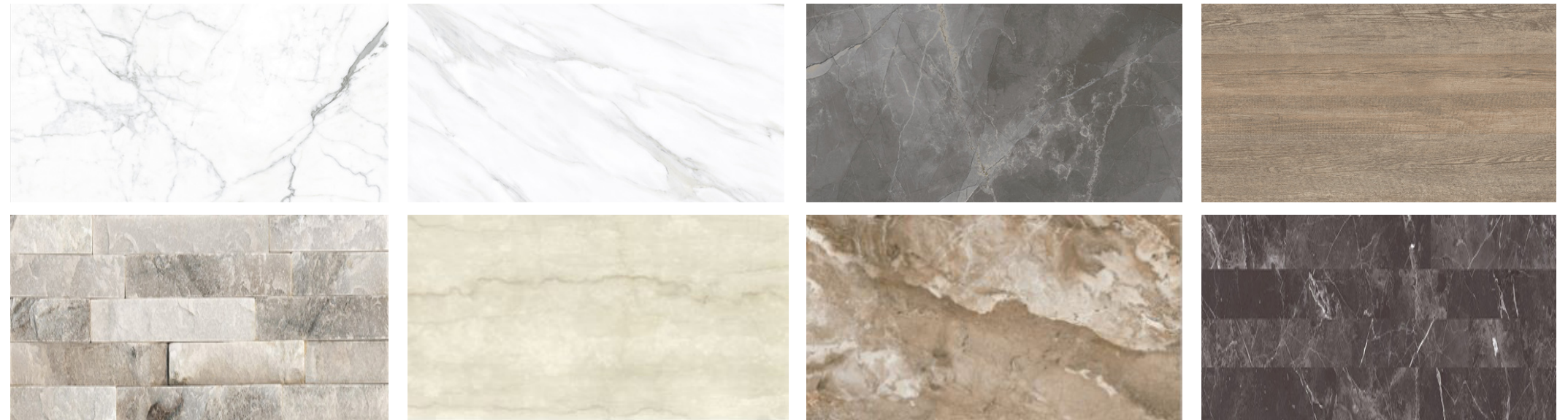
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TILES

- Choice over 140 colours in floor tiles to ensuite, bathroom, powder room & laundry with multiple finishes
- Choice over 140 colours in wall tiles to ensuite, bathroom, powder room & laundry with multiple finishes
- Mosaic wall tiles with the choice of multiple colours and textures



FLOOR COVERING

- Laminate flooring or Engineered flooring or Hybrid flooring throughout the house except wet areas with the choice of 108 colours and textures



CARPET

- Choices over 110 Patterns from 18 ranges to floor covering in particular areas of the house except wet areas



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LIVING & THROUGHOUT YOUR HOME

ENHANCE THE INDOOR SPACE WITH THE JOY OF LIGHTS

Enjoy the natural light and bright sun filled home with translucent glass panel doors to feature areas

GROW UP EVERY CORNER WITH THE CORNICES

Achieve a modern look with the choice of multiple cornices throughout the house

THE WINDOW TO ENERGY EFFICIENCY

Achieve energy efficiency, noise reduction, proper visible light transmission and healthy home with double glazed windows throughout.

SET UP THE CATCHY CABINERY TO STORAGE

Make your cabinetry catchy with the multiple choices of laminates throughout your home with different finishes

ENJOY THE DIGITAL WORLD

Make your digital world globally connected with the setup of modern T.V. niche

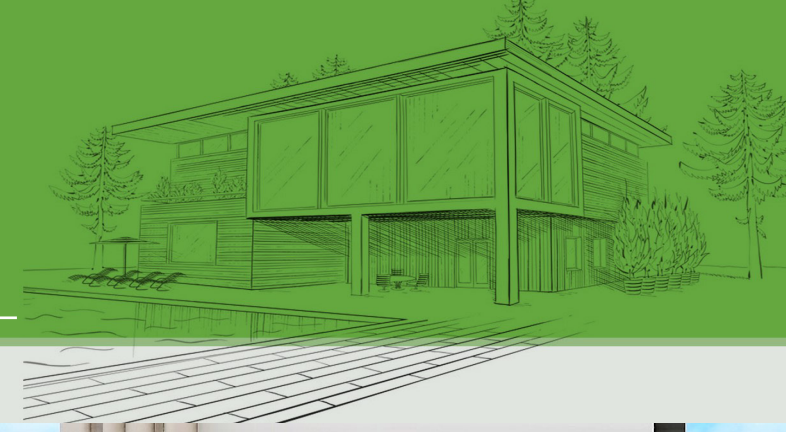
CABINET HANDLES

Multiple choices of cabinet handles throughout in polished chrome, brushed stainless steel or satin chrome finish.



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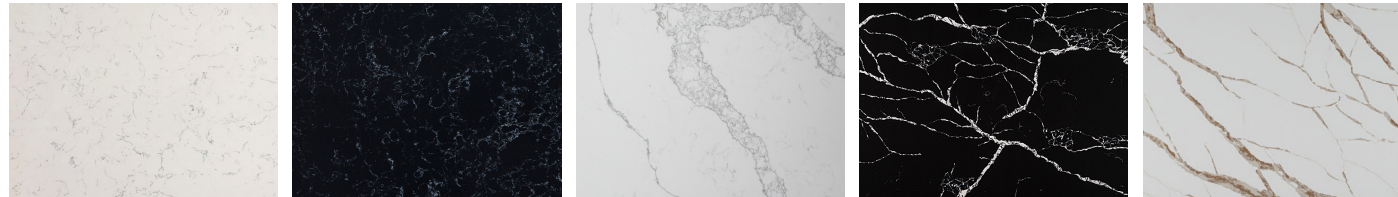
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ENTERTAINER'S KITCHEN

Let's EXPERIENCE THE QUARTZ STONE

- 40mm YDL and RHF stone to grand island benchtop with waterfall edge with the choice of 70 colours
- 40mm YDL and RHF stone benchtop for Kitchen with the choice of 70 colours



FEEL THE POLYTEC FINISH

- Polytec Laminated cabinetry with the choice over 150 colours from multiple ranges



OVER 196 SPLASHBACK OPTIONS

- Kajaria, beaumont and joshua Tiled splashback with the choice of 140 colours
- Glass Splashback with the choice of 56 colours from 5 ranges.



MAKING YOUR DREAM KITCHEN A REALITY

- ECT Global Stainless steel sink both single bowl and double bowl with the choice of Multiple options
- ECT Global kitchen mixers tap with 20 options in round gooseneck, square or pull-out mixer with sprayer

BUTLER'S PANTRY FIT OUT

- Enhance your meal space with the deluxe butler's pantry
- Make your benchtop graceful with the choice of 70 colors of quartz stone
- Underbench and overhead cabinetry unit finish with the choice over 150 colours by polytec laminates
- Tiled and glass splashback with the choice over 196 colours options



SOFT CLOSE CABINETS AND DRAWERS WITH HANDLES

- Cabinet handles throughout in polished chrome, brushed stainless steel or satin chrome finish.
- Soft close hinges to cabinets and soft close Innotech drawer runners

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APPLIANCES

- Smeg & Technika 900mm cooktop
- Smeg & Technika 900mm stainless steel built in oven
- Smeg & Technika 900mm stainless steel rangehood
- Smeg & Technika 600mm dishwasher

900MM RANGEHOOD



900MM OVENS AND COOKTOP



600MM DISHWASHER



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ENSUITE, BATHROOM AND POWDER ROOM - WAKE UP WITH A SMILE

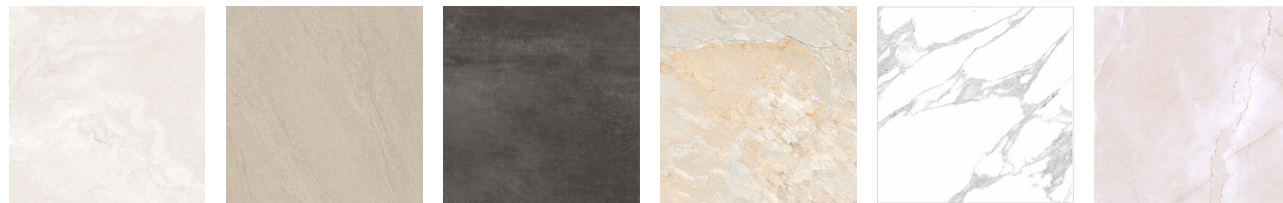
Let's EXPERIENCE THE QUARTZ STONE

- 40mm YDL and RHF stone benchtop with the choice of 70 colours



OVER 140 WALL TILES OPTIONS

- Full height wall tiles to all walls with choice of over 140 colours



OVER 75 CHOICES OF VITREOUS CHINA BASINS



OVER 33 CHOICES OF TAPWARE



SHOWER IN STYLE (OVER 34 CHOICES)



OVER 12 CHOICES OF TOILET SUITES



OVER 180 CHOICES OF BATH TUBS AND SPA



- Polytec Laminated cabinetry with the choice over 150 colours from multiple ranges
- Multiple choices of bath spouts, Mixers and accessories
- Multiple options with different shapes of mirror over vanity in bath
- 2000 mm high frameless and semi frameless shower screen to ensuite

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Thanks
Melvic Group

www.melvicgroup.com.au

All pictures are used in the brochure only for Inclusion purpose