


UPGRADED TO  
**\$60K**

OF PREMIUM  
 INCLUSIONS



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of premium inclusions, standard with every Format custom home – built to include more, designed to feel better.

	ITEM	BENEFIT	
1	MAXISPAN steel frame, expertly installed on site	<i>Precision-built steel for a straighter stronger home.</i>	✓ Included
2	5kW premium solar PV system	<i>Improved energy efficiency &amp; lower power bills.</i>	✓ Included
3	2700mm ceilings	<i>More height. More openness.</i>	✓ Included
4	2400mm high internal & external doors	<i>Higher door heights for architectural impact.</i>	✓ Included
5	Smeg cooking appliances	<i>Iconic European design. premium performance.</i>	✓ Included
6	Auto panel-lift doors to garages	<i>For premium street appeal.</i>	✓ Included
7	Rinnai 26 hot water service recessed into house wall	<i>Includes temperature controllers for bathrooms.</i>	✓ Included
8	Hotter hot water delivered to kitchen & laundry	<i>Includes 2 hot water plumbing runs in your home.</i>	✓ Included
9	3-coat Dulux Wash & Wear paint system to internal walls	<i>Thicker, longer-lasting finish for superior durability.</i>	✓ Included

Continued overleaf →

	ITEM	BENEFIT	
10	Concrete & tiles to porch & alfresco	<i>Finished outdoor areas, ready to use.</i>	✓ Included
11	Choice of a number of styles of feature cornice	<i>Architectural cornices to suit your style.</i>	✓ Included
12	2400mm front feature glass panelled door	<i>A welcoming entry with architectural height.</i>	✓ Included
13	Lockwood locks & deadlocks throughout	<i>Trusted Lockwood security throughout the home.</i>	✓ Included
14	Window vent locks & patio bolts to sliding doors	<i>Peace of mind for every opening.</i>	✓ Included
15	Flyscreens to windows & sliding doors	<i>Fresh air without the insects.</i>	✓ Included
16	Roof ventilator / Whirly Bird	<i>Passive cooling for a comfortable home.</i>	✓ Included
17	Back-to-wall toilets with soft close seat & tiled backing wall	<i>Easy-clean design with refined finish.</i>	✓ Included
18	Full-width mirror over vanity with concealed fixings	<i>Clean lines with everyday practicality.</i>	✓ Included
19	Stegbar semi-frameless shower screens	<i>Refined showers with minimalist design.</i>	✓ Included
20	Strip grates to shower alcoves	<i>Architectural strip drains, spa-like finish.</i>	✓ Included
21	Mixer taps throughout	<i>Modern, easy-use tapware throughout.</i>	✓ Included
22	Adjustable shower heads on rails	<i>Perfect height for everyone, every shower.</i>	✓ Included
23	Complete bathroom fittings selection	<i>Matched fittings for a premium custom look.</i>	✓ Included
24	600x300 tiles to wet areas	<i>Larger tiles for a more luxury finish.</i>	✓ Included
25	Floor to ceiling tiling to bathrooms and ensuite	<i>A seamless, high-end finish – easy to clean.</i>	✓ Included
26	Choice of above-counter vanity basins	<i>Modern basins with architectural presence.</i>	✓ Included
27	Heater light fan to all bathrooms (as size permits)	<i>Warm, comfortable bathrooms year round.</i>	✓ Included
28	Double powerpoints throughout	<i>3 to master BDR, 2 to other BDR, all rooms well powered.</i>	✓ Included
29	Two TV points	<i>Entertainment-ready from day one.</i>	✓ Included
30	NBN-ready cabling to house	<i>Future-ready connectivity built in.</i>	✓ Included
31	Two land-line phone points	<i>Practical connections where needed.</i>	✓ Included
32	Quality Walls Bros kitchen joinery	<i>Premium joinery you'll love for life.</i>	✓ Included
33	Soft-close cupboard doors	<i>Quiet-close cabinetry with premium feel.</i>	✓ Included
34	Dishwasher provision including power & plumbing	<i>Dishwasher-ready for easy future upgrades.</i>	✓ Included
35	Framed linen & bulkhead with cornice	<i>Storage finished with architectural detail.</i>	✓ Included
36	Wide choice of brick and mortar colours	<i>Greater choice for personalised street appeal.</i>	✓ Included
37	Raked or rolled brick joints	<i>Enhanced brickwork with refined detailing.</i>	✓ Included
38	Pressure-washed brickwork	<i>Eco-friendly clean brick finish from handover.</i>	✓ Included
39	Colorbond roof, fascias & gutters	<i>Durable finishes with lasting protection.</i>	✓ Included
40	Stainless steel standoff brackets to downpipes	<i>Cleaner lines, no rust streaks.</i>	✓ Included
41	Premium slab edge protection	<i>Long-term protection against efflorescence.</i>	✓ Included
42	Termimesh termite protection	<i>Long-lasting protection for peace of mind.</i>	✓ Included
43	Temporary security fencing as required	<i>Site secured throughout the build.</i>	✓ Included
44	Flexibility with your plan, our plan, or custom designed by us from your ideas	<i>A custom designed home shaped to your lifestyle.</i>	✓ Included

All information is correct at time of printing (January 2026) and items are subject to availability. Some features may change except when it forms part of a signed contract.