



## Fixed Price

SIGNED PRICE = FINAL PRICE

- ◆ **Lasting 100 Years Structural Design** P5
- ◆ **35%+ Annualised Return** P8
- ◆ **6 Years Warranty** P3
- ◆ **Worry-Free Leasing & Care** P14
- ◆ **Better Spec, Lower Price** P2

# E2ES

END · TO · END STUDIO

[e2es.com.au](https://e2es.com.au)

# We Spend More on What You Can't See

| E2ES                                                 |                                                                |   | Sydney Market Leader                                 |  |  |
|------------------------------------------------------|----------------------------------------------------------------|---|------------------------------------------------------|--|--|
| Landlords & property managers first, builders second |                                                                |   | 2,000+ built · its published standard inclusions     |  |  |
| Frame                                                | E2ES uses only these                                           |   | Industry norm                                        |  |  |
|                                                      | Unseen · essential                                             |   | We spend \$15,000 you pay no more                    |  |  |
| Foundation                                           | E2ES uses only this                                            |   | Industry norm                                        |  |  |
|                                                      | Unseen · essential                                             |   | We spend \$5,000 you pay no more                     |  |  |
| Flooring                                             | Concrete + 7mm SPC + acoustic underlay                         | ≈ | Tiles to living · carpet to bedrooms                 |  |  |
| Benchtop                                             | Sintered stone + one 3200 × 1600 slab splashback               | ✓ | 20mm stone benchtop + 300 × 600 tiled splashback     |  |  |
| Appliances                                           | Bosch cooktop, built-in oven & slide-out rangehood             | ✓ | Builders-range oven & ceramic cooktop (no brand)     |  |  |
| Sink & Tap                                           | 304 stainless undermount + pull-out mixer                      | ✓ | Top-mount stainless sink + chrome mixer              |  |  |
| Vanity · Toilet                                      | Sintered-stone basin, timber vanity · back-to-wall, soft-close | ✓ | 750mm white gloss vanity · soft-close toilet seat    |  |  |
| Shower                                               | Hobless walk-in · black-framed glass · rain head               | ✓ | Semi-framed glass screen · hand shower               |  |  |
| Laundry                                              | Separate laundry from G60 up                                   | ✓ | Washer taps in the bathroom (laundry is an upgrade)  |  |  |
| Smoke & Fire                                         | Interconnected 10-yr alarms + extinguisher                     | ≈ | Hardwired alarm with battery backup                  |  |  |
| Data                                                 | Data point in every room                                       | ≈ | 3-in-1 phone, TV & data points + TV antenna          |  |  |
| Accessibility                                        | Free: grab rails, shower seat, 1:10 ramp                       | ✓ | Not standard (separate accessible range)             |  |  |
| Approvals · Site                                     | Design, approvals, site prep & soil removal included           | ✓ | Site works priced from reports · custom design extra |  |  |
| Glazing                                              | Double-glazed toughened 5+12A+5                                | ✓ | Clear-glazed sliders (double glazing not stated)     |  |  |

E2ES G60 · 60 m² two-bed · fixed price

\$203,500

Incl. GST, design & approvals, site prep and connections

Better spec — and about \$10,100 less

Sydney Market Leader · 60 m² two-bed

\$213,600

Total price · verified by E2ES

Selected items. Source: a leading Sydney granny-flat builder's published info, Oct 2026 — inclusions from its published standard list (some are promotional upgrades); price is its 60 m² two-bed total, not published online, verified by E2ES; subject to change. LVL / MGP10: Bunnings, 90 × 45mm per metre, 23 Oct 2026 (p0154476 / p8031024); slab cost and frame / foundation differences are E2ES 60 m² estimates. Images: slab is an E2ES site photo, others illustrative. E2ES prices per this handbook.



SIGNATURE KITCHEN · OAK + SINTERED STONE



STEP-FREE SHOWER · NICHE



STONE VANITY · HIGHLIGHT WINDOW

WARRANTY COVERAGE

Beyond Handover — Warranty in the Contract

6 yrs ONE WARRANTY, EVERYTHING

Structure

Slab · walls · roof

Waterproofing

Membrane · shower seals

Plumbing

Pipes · joints · drainage

Electrical

Wiring · switches · board

Finishes

Paint · tiles · hardware

New South Wales NSW ALL ITEMS · NO TIERS

Not covered: normal wear (paint fading, hardware ageing) · owner modifications · inadequate maintenance · floods, storms and other natural events · termite damage (unless anti-termite works were non-compliant) · owner-supplied materials.

Warranty runs from practical completion

# Two Models

|          | G34<br>Compact Studio                | G60<br>Family                |
|----------|--------------------------------------|------------------------------|
| Size     | 34.3m²                               | 60m²                         |
| Layout   | 1 bed · 1 bath                       | 2–3 bed · 1 bath             |
| Ceiling  | 2.4 m                                | 2.4 m                        |
| Price    | \$140,000 + GST                      | \$185,000 + GST              |
| Best for | Standard backyard, effortless        | Larger block, family tenants |
| Edge     | The smart entry point, fastest build | Two or three bedrooms        |

## One steel frame system, two sizes

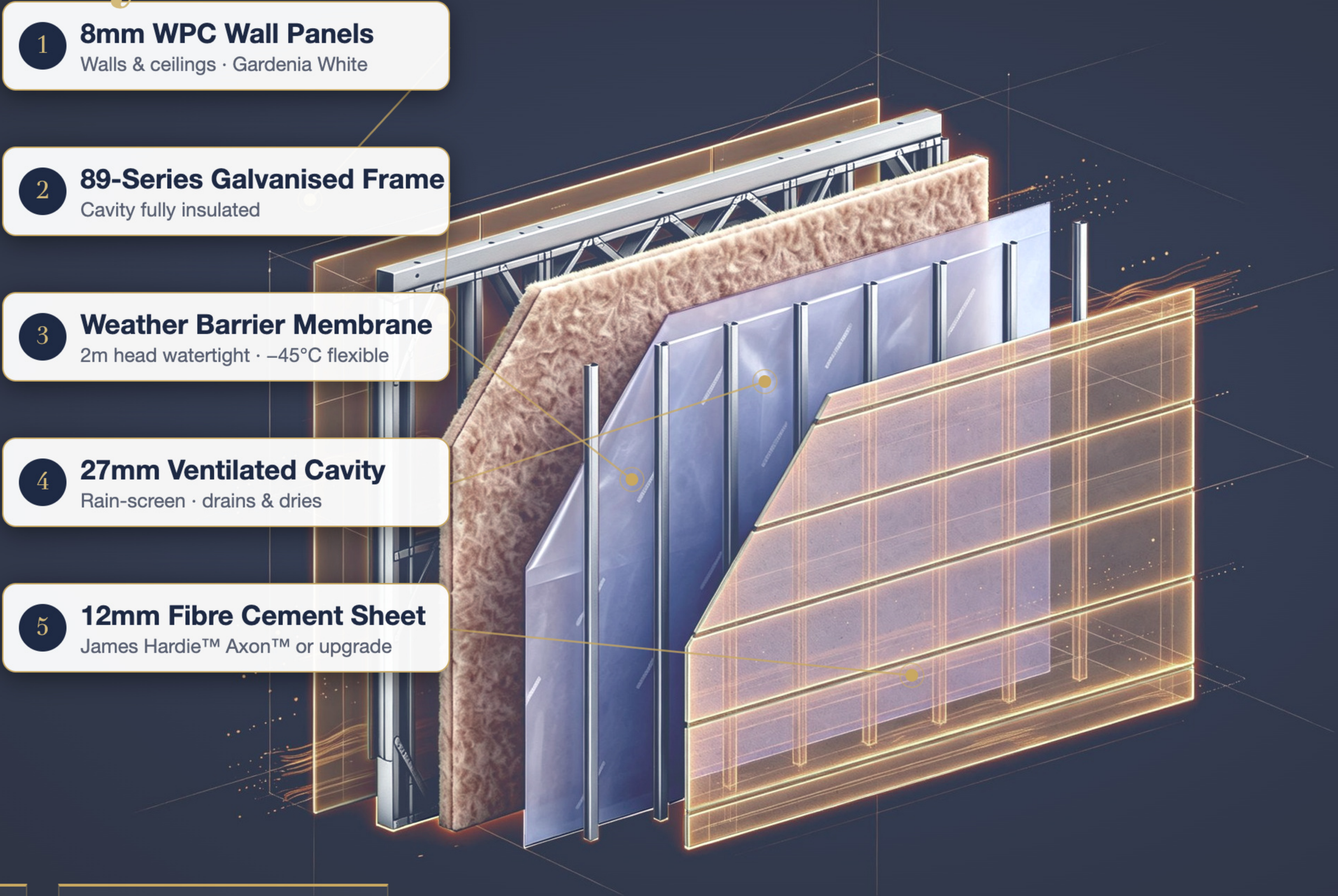
Materials pre-stocked and spec locked — that is what locks the price and the programme. Same fibre-cement cladding, same concealed-fix metal roof, identical fit-out across 34 / 60 m². **Only size, layout and roof form change.**

## Contents

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# One Wall, Nine Layers

Nine layers from cladding to lining, each with a job —  
**shedding water, breathing, insulating, carrying load.**  
Nothing skipped.



1 **8mm WPC Wall Panels**  
Walls & ceilings · Gardenia White

2 **89-Series Galvanised Frame**  
Cavity fully insulated

3 **Weather Barrier Membrane**  
2m head watertight · -45°C flexible

4 **27mm Ventilated Cavity**  
Rain-screen · drains & dries

5 **12mm Fibre Cement Sheet**  
James Hardie™ Axon™ or upgrade

Z275

275g/m<sup>2</sup> galvanising  
AS 1397 G350 · above typical  
residential spec

0.0.0.1

Near-perfect fire indices  
Membrane to AS/NZS 1530.3 · 0  
is best

100 yrs

Structural design life  
Galvanised steel · termite-proof ·  
stable

SIGNATURE KITCHEN



G34

COMPACT STUDIO ·  
31.4 M<sup>2</sup> INTERNAL

|                |                                                              |
|----------------|--------------------------------------------------------------|
| External Size  | 10.59 × 3.24 × 3.2 m                                         |
| Area           | 34.3 m <sup>2</sup> footprint · 31.4 m <sup>2</sup> internal |
| Rooms          | LDK 15.1 · Bed 11 · Bath 4.6 m <sup>2</sup>                  |
| Bed / Bath     | 1 / 1                                                        |
| Ceiling Height | 2.4 m                                                        |
| Windows        | Double-glazed toughened<br>5+12A+5                           |
| Entry          | 1:10 step-free ramp · 1.15m wide                             |
| Build Time     | Simple 8 · Complex 12 wks                                    |
| Target Rent    | \$350–420 /wk                                                |

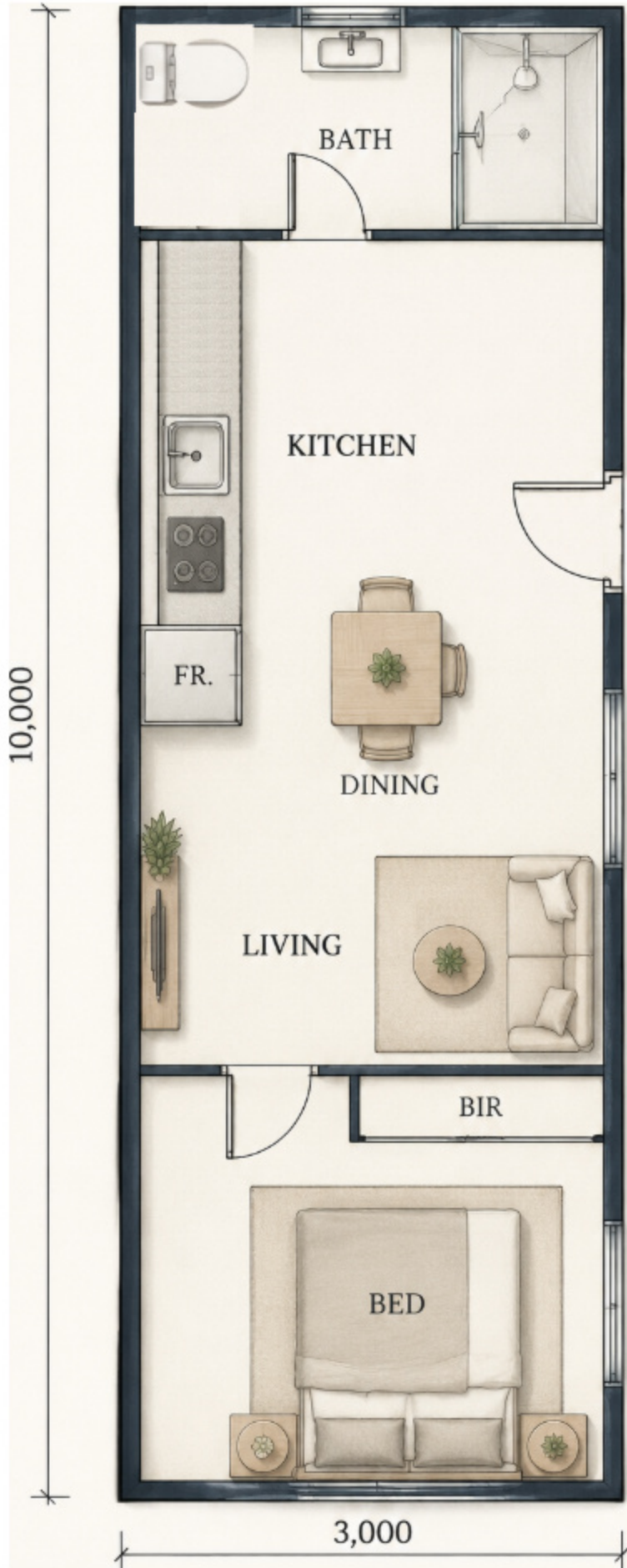
Inclusion list · pages 15–16

TOTAL INVESTMENT **NSW**  
\$140,000 + GST

Paperwork \$14,000 + fixed-price building contract  
\$126,000 · see finance page



ROOF-OFF VIEW · WHITE CABINETRY OPTIONAL



INDICATIVE PLAN · LAYOUT FROM APPROVED DRAWINGS



# G60

TWO OR THREE  
BEDROOMS · 59.86  
M<sup>2</sup>

|                |                           |
|----------------|---------------------------|
| External Size  | 8.34 × 7.59 m             |
| Floor Area     | 59.86 m <sup>2</sup>      |
| Bed / Bath     | 2 or 3 / 1                |
| Laundry        | Included                  |
| Ceiling Height | 2.4 m                     |
| Entry          | Step-free                 |
| Build Time     | Simple 8 · Complex 12 wks |
| Target Rent    | \$470–540 /wk             |

Inclusion list · pages 15–16

TOTAL INVESTMENT **NSW**  
\$185,000 + GST

Paperwork \$14,000 + fixed-price building contract  
\$171,000 · see finance page



EXTERIOR ILLUSTRATION · FINAL FINISH AS DELIVERED



INDICATIVE PLAN · 3 BED 1 BATH

# Two Builds at a Glance

NSW

INVESTMENT SNAPSHOT · NEW SOUTH WALES

NG34

34 M<sup>2</sup> · 1 BED 1 BATH

|                         |                  |
|-------------------------|------------------|
| Paperwork & Approvals   | \$14,000         |
| Building Contract       | \$126,000        |
| <b>Total Investment</b> | <b>\$140,000</b> |

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|                                     |               |
|-------------------------------------|---------------|
| Construction Loan (80% of contract) | \$100,800     |
| Interest 6.5% · interest-only       | −\$546 /mo    |
| Rent \$350/wk                       | +\$1,517 /mo  |
| <b>Net Monthly Cash Flow</b>        | <b>+\$971</b> |

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|                                         |          |
|-----------------------------------------|----------|
| Cash Required (paperwork + 20% deposit) | \$39,200 |
|-----------------------------------------|----------|

29.7%

ANNUALISED CASH-ON-CASH RETURN

NG60

60 M<sup>2</sup> · 2–3 BED 1 BATH

|                         |                  |
|-------------------------|------------------|
| Paperwork & Approvals   | \$14,000         |
| Building Contract       | \$171,000        |
| <b>Total Investment</b> | <b>\$185,000</b> |

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|                                     |                 |
|-------------------------------------|-----------------|
| Construction Loan (80% of contract) | \$136,800       |
| Interest 6.5% · interest-only       | −\$741 /mo      |
| Rent \$500/wk                       | +\$2,167 /mo    |
| <b>Net Monthly Cash Flow</b>        | <b>+\$1,426</b> |

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|                                         |          |
|-----------------------------------------|----------|
| Cash Required (paperwork + 20% deposit) | \$48,200 |
|-----------------------------------------|----------|

35.5%

ANNUALISED CASH-ON-CASH RETURN

All prices on this page exclude GST — GST applies on top. Assumptions: construction loan at 80% of the building contract, 6.5% p.a. interest-only, monthly rent = weekly rent x52÷12; excludes council rates, insurance, property management and vacancy. Rents are target-range references (NG34 \$350/wk, NG60 \$500/wk — referenced to 2026 Melbourne managed portfolio data). Returns are gross pre-tax figures and do not constitute financial advice. E2ES is a trading arm of Optima Real Estate Pty Ltd, a licensed Victorian estate agent. We are not licensed financial advisers, tax agents, credit providers or lawyers.



## 4 Demand & Trust

09 / 16

### TRACK RECORD

In 2 Years **80** Built

Total Rent Collected by  
Clients

**\$1.77**<sub>M</sub>

| A new build every 10 days

Your backyard earning an extra **\$350–\$500** a week — a part-time income with none of the work. Capital growth plus **\$20k+** a year in passive income: one property, two ways to win.

On-site build

From 8 weeks

Leased after handover

7–10 days avg

Leases managed

300+

Wall imagery consists of exterior illustrations generated from real delivery photos. Cumulative rent is an estimate across managed deliveries; individual returns vary with location and pricing.

# We Run the Site, You Just Watch

Milestone photos + notes, straight to WhatsApp.  
Start to finish in just **8 weeks** — every step visible from your phone.

4 Demand & Trust

10 / 16

WEEK 1

9:47

Ben Dr · Pakenham Build Group (4)

Jul 10, 9:47 AM

E

Miya Optima (Mon-Fri@10:30-18:30)

Set-out done, digging starts today 🧑‍🔧



Got it, thanks team! ✓✓

W

WEEK 2

14:31

Ben Dr · Pakenham Build Group (4)

Jul 15, 2:31 PM

E

Miya Optima (Mon-Fri@10:30-18:30)

Slab prep passed — ready to pour



Great, keep me posted 🔥 ✓✓

W

WEEK 3

16:52

Ben Dr · Pakenham Build Group (4)

Jul 22, 4:52 PM

E

Miya Optima (Mon-Fri@10:30-18:30)

Half the frames up, windows per plan



That was fast! ✓✓

W

WEEK 4

11:26

Ben Dr · Pakenham Build Group (4)

Jul 29, 11:26 AM

E

Miya Optima (Mon-Fri@10:30-18:30)

Roof on, walls wrapped — rain-proof



Excellent 👍 ✓✓

W

WEEK 5

15:07

Ben Dr · Pakenham Build Group (4)

Aug 5, 3:07 PM

E

Miya Optima (Mon-Fri@10:30-18:30)

Cladding nearly done; subfloor laid



Really taking shape! ✓✓

W

WEEK 6

10:44

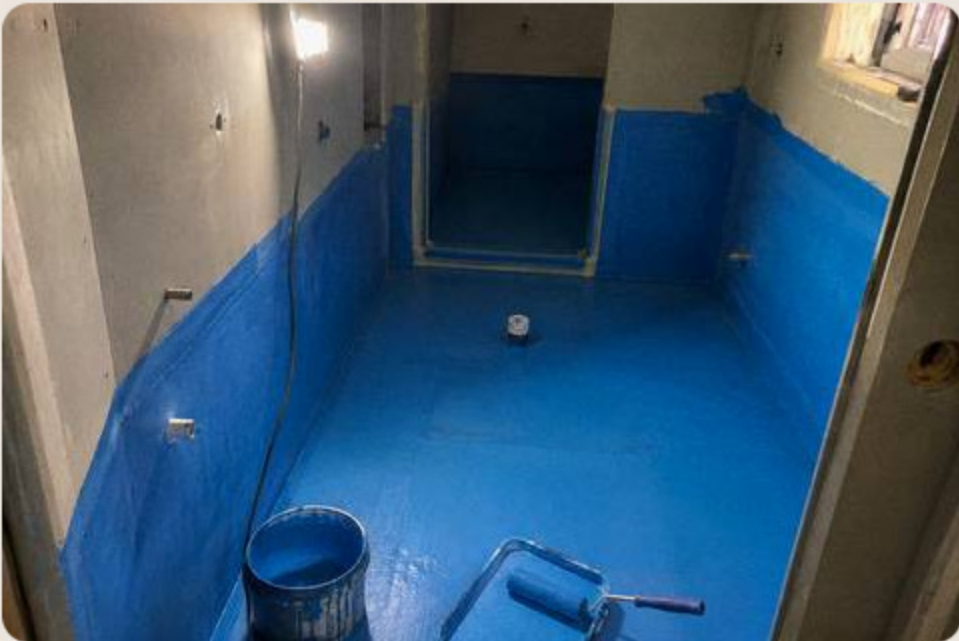
Ben Dr · Pakenham Build Group (4)

Aug 12, 10:44 AM

E

Miya Optima (Mon-Fri@10:30-18:30)

Bathroom waterproofing on today



Thanks team 🙏 ✓✓

W

WEEK 7

17:15

Ben Dr · Pakenham Build Group (4)

Aug 19, 5:15 PM

E

Miya Optima (Mon-Fri@10:30-18:30)

Floors & kitchen in, utilities live



Better than I imagined! ✓✓

W

WEEK 8 · DONE

12:38

Ben Dr · Pakenham Build Group (4)

Aug 29, 12:38 PM

E

Miya Optima (Mon-Fri@10:30-18:30)

Week 8: site cleared, booking handover



Done in 8 weeks — amazing! ✓✓

W

# Fully Compliant, Fixed Price

PermitFirst™

APPROVED

Permit No: 7132439487203

Date: 05/03/2026

## We Coordinate & Supervise

- Registered builder · Master Builders standard contract
- Drawings, permits, build & inspections — all managed
- Photo records at key milestones, progress on demand
- Handover checked line-by-line against agreed specs
- Warranty: **6 years** — **structure, waterproofing & workmanship**

## No Hidden Fees

# FIXED PRICE

**Paperwork + building contract** both fixed — the price you sign is the price you pay, **no mid-build extras**

- One of the **few builders willing to sign fixed-price** contracts
- Out-of-scope variations quoted in writing — you approve first
- Class 1a permanent dwelling — not a mobile home, bank-mortgageable
- NatHERS 7-star energy · LHD Silver accessibility
- Optional: Landscape · Concrete Pathway · Colorbond® Fence

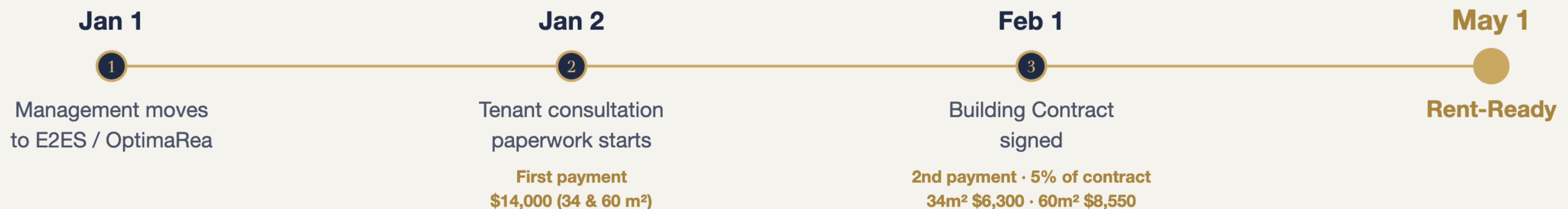
# A Clear Process, Not a Day Wasted

## 1 Settle & Approve in Parallel For buyers mid-purchase



Key: **every approval is completed inside the two-month settlement window** — keys on Mar 1, building contract signed Mar 2, complete and earning rent on Jun 1.

## 2 Lease Renewal, Approvals in Parallel For owners of a tenanted investment property



Key: **tenant renewal runs in parallel with approvals** — main-house rent never stops; contract signed Feb 1, the second rent stream starts on May 1.

# Scope in Writing, Price Stays Fixed

## Included in Contract

|               |                                                           |
|---------------|-----------------------------------------------------------|
| Sewer         | Up to 10m from the unit to existing sewer or easement     |
| Power Cable   | Up to 15m (shared trench where possible)                  |
| Excavation    | Trench 0.6m deep, digs to 1.5m, normal soil (clay / loam) |
| Slab Concrete | 10m³ for 34m² · 18m³ for 60m²                             |

## Beyond the Allowance

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
| Extra Run       | \$180 /m (dig, pipe & backfill included)                                               |
| Hard Dig        | \$200 /lineal m (cutting concrete or paving)                                           |
| Depth           | 1.5–2.0m +\$500 · 2.0–2.5m +\$500 more · 2.5–3.0m +\$1,000 more · beyond 3.0m by quote |
| Extra Concrete  | \$800 /m³                                                                              |
| Rock & Blinding | Rock removal \$300 /m³ · blinding concrete \$330 /m³                                   |

Rates current for 2026; final terms per the fixed-price contract and its schedules

## Exclusions

- Government fees: building permit, power, gas, NBN and all authority charges
- Council asset-protection fees & bonds; footpath reinstatement excluded
- Asbestos removal quoted separately
- Cabinetry, robe & door-finish upgrades beyond the standard oak-grain range
- Switchboard upgrades; storage cabinets; permeable paving
- Fridge, washer, dishwasher & modem by owner

### Why we print this page

Extras arise only in the 1% of cases that are truly unforeseeable — and even then, we talk to you first.

A fixed price only works when scope is fixed. With allowances, unit rates and exclusions all on the table, the price you sign is the price you pay — anything beyond scope is quoted in writing and built only after you approve.

# Worry-Free Service

## FULL-SERVICE CARE

LONG-TERM PARTNER RATE

~~8.9%~~ **6.9%**

### Exclusive rate for E2ES build clients\*

Managing two tenancies takes more work — hence this rate.

- **Repairs handled direct with tenant**

Any granny-flat repair, we deal with the tenant directly — you never get the call.

- **Builder dispatched under warranty**

In-warranty issues go straight to the builder — booked and fixed for the tenant.

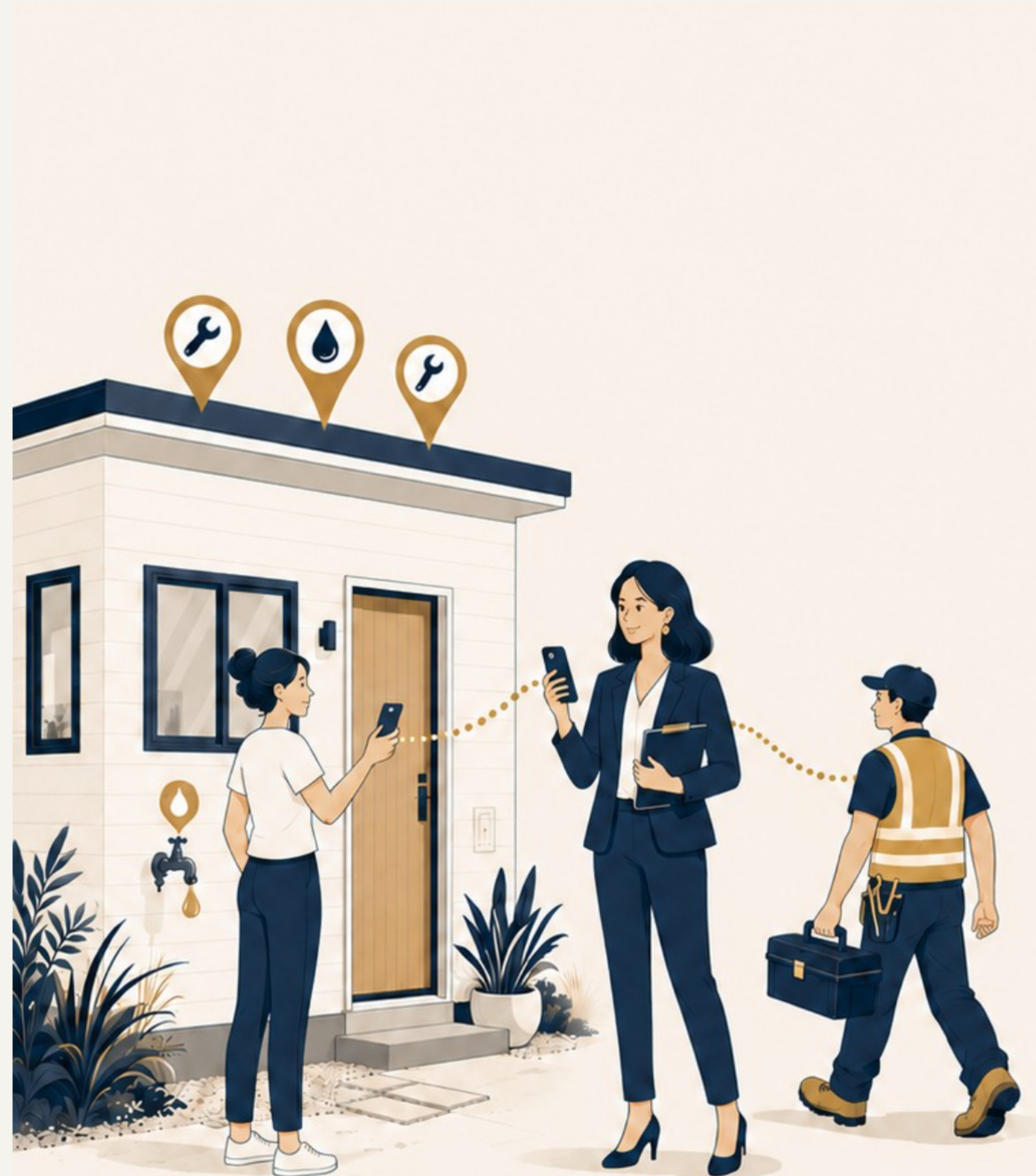
- **Claims pursued for you**

If the tenant is found at fault, we pursue the claim on your behalf.

Whatever needs fixing, you never lift a finger — truly **worry-free**.

Sister agency **OptimaRea** manages **300+ leases** across Melbourne; granny-flat occupancy  $\geq 99\%$  — almost zero vacancy.

\* Fee shown as a percentage of weekly rent; plans and terms per the management agreement. OptimaRea = Optima Real Estate Pty Ltd, a licensed Victorian estate agent.



LANDLORD



# Standard Inclusions, Item by Item

Applies to G34 / G60 · ask us to price any particular upgrade

## Structure

|          |                                                                  |
|----------|------------------------------------------------------------------|
| Floor    | Concrete slab on ground to the engineer's design and soil report |
| Flooring | Concrete floor; finishes under Floor Coverings                   |
| Gutters  | Colorbond® gutters with a matching downpipe system               |

## External

|            |                                                                                                                                                                           |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cladding   | James Hardie™ Axon™ or upgraded equivalent · 12mm Fibre Cement Sheet on 27×70 battens; 27mm ventilated cavity                                                             |
| Windows    | Black aluminium frames · double-glazed toughened (5+12A+5) to the energy report, specified at the top grade — beyond what is required; frosted privacy glass in bathrooms |
| Baseboards | Not applicable — concrete floor, no subfloor                                                                                                                              |
| Porch      | Complimentary 1:10 step-free entry ramp (concrete or equivalent steel structure); decks & awnings optional                                                                |

## Internal

|                    |                                                                                                                                                 |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Wall Lining        | 8mm WPC architectural panels to walls & ceilings in Gardenia White — seamless, no plastering or painting; honeycomb-aluminium bathroom ceilings |
| Painting           | Prefinished panels need no painting; semi-gloss trims & internal doors; clear-finish entry door                                                 |
| Robes              | Two-door sliding robe 1650 × 2100 to every bedroom; fixed shelf + hanging rail                                                                  |
| Kitchen Splashback | Cut from a full 3200 × 1600 sintered-stone slab                                                                                                 |
| Cooking            | Bosch ceramic cooktop (30cm on 34 m², 60cm on 60 m²) + Bosch stainless built-in oven + Bosch 60cm slide-out rangehood                           |
| Vanity             | Sintered-stone basin on a timber-grain vanity, 900 × 550; matte-black mixer; matte-black framed mirror 750 × 900                                |
| Toilet             | Back-to-wall close-coupled suite, soft-close seat, dual flush 4.5 / 3L; matte-black roll holder                                                 |
| Shower Screen      | 1530 × 1950mm black-framed clear toughened-glass shower screen                                                                                  |
| Floor Coverings    | 7mm SPC hybrid + acoustic underlay throughout (except wet areas); R10 slip-rated tiles in wet areas                                             |
| Door Handles       | Matte-black levers; sliding-door lock; 100mm hinges                                                                                             |

|       |                                                                                                   |
|-------|---------------------------------------------------------------------------------------------------|
| Walls | 89-series galvanised steel studs + 90×90mm SHS posts (AS 1397 G350 · Z275)                        |
| Roof  | Colorbond® concealed-fix roofing (BlueScope high-tensile steel, 0.53mm); roof form under By Model |

|                 |                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------|
| Weather Barrier | 0.5mm polyolefin breathable membrane, 2000mm/2h; 50mm taped laps                                    |
| Flyscreens      | Powder-coated flyscreens to all windows                                                             |
| Entry Door      | 920 × 2040 solid-core entry door in red walnut veneer with a slim vision panel; matte-black lockset |

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Wet Areas         | SPC waterproof wall panels + 600×600 floor tiles (R10 slip rating); full waterproofing & corner trims                                       |
| Trim              | 66 × 18mm solid-timber skirting & architraves, pre-primed                                                                                   |
| Kitchen           | 16mm premium oak-grain cabinetry, 1mm edging; soft-close hinges & runners; matte-black handles; overhead cupboards; sintered-stone benchtop |
| Sink              | 304 food-grade stainless-steel undermount sink 590 × 450 + 304 stainless pull-out mixer (WaterMark · WELS 4-star)                           |
| Vanity Splashback | Full-height SPC waterproof wall panels — seamless and easy to clean                                                                         |
| Laundry           | Washer taps & waste; separate laundry in G60                                                                                                |
| Shower            | Luxury walk-in shower (hobless, Livable Housing); matte-black towel rail & square floor waste                                               |
| Shower Set        | Matte-black rain shower with handheld & mixer (WaterMark)                                                                                   |
| Internal Doors    | Hinged doors + timber jambs (820 bedrooms); moisture-resistant bathroom door 840; surface-mounted sliding track                             |

# Standard Inclusions, Item by Item

Applies to G34 / G60 · ask us to price any particular upgrade

## Electrical

|              |                                                                              |              |                                                                               |
|--------------|------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------|
| Switchboard  | All power circuits on 30mA RCDs (AS/NZS 3000); Electrical Safety Certificate | Light Points | 9W tri-colour dimmable LED downlights, per electrical plan                    |
| Power Points | 3 GPOs + data point per room; matching switch plates                         | Phone & Data | Data points included; NBN / Telstra connection not included                   |
| Exhaust Fans | 250mm exhaust fans, ducted outside, ≥ 25 L/s                                 | Smoke Alarms | Interconnected 10-yr photoelectric smoke alarms (AS 3786); 4.5kg extinguisher |

## Energy Efficiency

|          |                                 |            |                                                                     |
|----------|---------------------------------|------------|---------------------------------------------------------------------|
| Rating   | 7-star NatHERS                  | Insulation | R2.7 glasswool walls, full-fill 90mm frame; R6.0 ceiling throughout |
| Glazing  | Double-glazed toughened 5+12A+5 | Sealing    | Breathable wall wrap + 50mm taped laps                              |
| Lighting | LED downlights                  | Solar      | Not included                                                        |

## Miscellaneous

|              |                                                                                        |           |                                                                              |
|--------------|----------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------|
| Split System | 1 × 2.4kW reverse-cycle split system                                                   | Hot Water | 160L heat-pump hot water                                                     |
| Colours      | Premium oak-grain cabinetry, Taj Mahal travertine series                               | Termites  | Galvanised steel frame — termite-proof; plus termite treatment at slab stage |
| Services     | Existing water, power, sewer & stormwater (sewer 10m, cable 15m); gas & phone excluded | Council   | Council fees, permits & asset-protection permits excluded                    |

|               |                                                                                                                                                               |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Site | Site preparation & soil removal included; slab concrete 10m³ (34m²) · 18m³ (60m²); retaining over 1m excluded; fence, landscape & paths under Optional Extras |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|

## By Model

|            | G34                     | G60                     |
|------------|-------------------------|-------------------------|
| Bed / Bath | 1 / 1                   | 2–3 / 1                 |
| Ceiling    | 2.4 m                   | 2.4 m                   |
| Roof       | Weather-sealed skillion | Weather-sealed skillion |
| Lighting   | LED downlights          | LED downlights          |
| Flooring   | SPC + underlay          | SPC + underlay          |
| Kitchen    | Single galley           | Per plan                |

## Optional Extras

|                                                                 |                                                                            |                                                                                                             |
|-----------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Accessibility<br>Free: hobless shower, grab rails & shower seat | Separate Meters<br>Quoted separately                                       | Weather-Sealed Skillion Roof<br>Concealed-fix, no exposed screws — fewer leak points; standard on G34 / G60 |
| Fence<br>\$120 + GST /m · 1.8m Colorbond®                       | Landscape<br>\$2,000 + GST, all-inclusive                                  | Pathway<br>\$120 + GST /m² · steel-reinforced concrete, top spec, car-rated                                 |
| Custom Floor Plan<br>Fixed layouts — pre-stocked, spec locked   | Wall Tiling<br>Included — SPC waterproof wall panels + 600×600 floor tiles | Stone Benchtops<br>Included — sintered-stone benchtop & splashback                                          |
| Custom Cabinetry<br>Bespoke upgrades priced on request          | Concrete Slab<br>Included — premium concrete slab                          | Soil Removal<br>Included                                                                                    |
| Site Preparation<br>Included                                    |                                                                            |                                                                                                             |