



**When you choose Mahoney Constructions to build your dream home, have piece of mind in the fact that your home shall be personally supervised by the builder himself, ensuring a quality finished home of undoubtedly growing value to you and your family.**

# Listed Inclusions

- All our homes are erected to full council requirements covering normal council fees
- All relevant insurances and levy fees
- Plans are professionally drafted to suit our clients needs
- Treated frame and trusses
- All of our homes are built in termite resistant materials
- We employ engineers to design our foundations and slabs
- Our prices being based on class 'S' soil report – no beam or piers allowed for (if required) 500 mil fall over site allowed for – (No allowance if rock is encountered)
- Power and sewage allowed for suiting standard suburban block
- Site cleaned up on completion
- Choose your preferred brick and tile from our huge builders range (colour bond is extra and optional)
- Pattern style internal doors
- Three step skirting and architraves
- Executive style metal tap ware
- Colour bond fascia and gutter
- Solid feature entry door with feature glass panel insert
- Feature entrance lock with deadlock fitted
- Quality paints used inside and outside. With gloss to your architraves and skirting

- Privacy locks to main bedroom, bathroom and WC
- Chrome lever handles throughout
- All doors painted in gloss
- We provide energy efficient hot water systems to Australian standards with two external taps positioned by our plumber
- Certified roof trusses – gyprock lined, as well to walls, wet board to wet areas
- 90 mil cornice
- Pine ridge sheeting to garage (Hard wearing decorative product)
- Remote control panel lift door – two (2) handsets
- Professionally cleaned on completion

**Kitchen: (We have fantastic designs!)**

- Built as per floor plan, with your choice of laminated colours, one and a half sink included with flick mixer
- Rolled bench top at no extra cost to you
- Big breakfast bars (refer to design)
- Two (2) rows of tiles above bench top
- Oven and hot plates as per plan' Builders range
- Retractable range hood

**Electrical**

**Power points →**

- Two (2) doubles to kitchen
- Two (2) doubles to bedroom one
- One (1) double to all other bedrooms and garage
- One (1) double to laundry
- One (1) double to living and family room each
- One (1) single to ensuite and bathroom
- Two (2) TV points
- All electrical goods fitted
- Fridge on separate circuit

**We provide ample light points inside and outside to suit your plan, to energy requirements**

- Safety circuit breakers to meter box
- Underground power to six (6) metre set back
- All tiles to wet areas have an allowance of 28m<sup>2</sup> P.C.

**Bathroom and ensuite (refer to plan)**

- **Bath in white acrylic**
  - **All wet area floors fully tiled over fully sealed floors**
  - **Semi frameless showers with laminated glass either pivot or sliding doors, no hobs, dual shower rose**
  - **Soap holders, with mirror over vanity, approx 900 wide**
  - **Obscured glass to window**
  - **Tiled to approx 1.9 metres high in shower area, on apron to bath with minimum of two (2) rows above bath tub, one (1) row of skirting tiles with floor waste**
  - **Door to laundry as per plan**
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- **We build on residential land as well as acreage blocks**

**We employ only fully licensed quality tradesmen, many having worked for Mahoney Constructions for up to fifteen years, ensuring the very best of work is carried out.**

**Mahoney Constructions is an extremely string family building company, going from strength to strength. A very large amount of new homes are built for previous clients and their families, friends plus genuine referral. We listen to our clients needs and offer all our help and advice in choosing that right home for you.**

# For Turn Key Packages!

**To compliment a full turn key package we include:**

- **All floor coverings – Carpets and tile combinations**
- **Lights fitted**
- **Vertical blinds fitted**
- **Security screens**
- **T.V. antenna**
- **Clothes line with concrete pad**
- **Brick letterbox**
- **Coloured stencil concrete driveway with matching path to front door**
- **Yard fully turfed**
- **Fencing**

**Just bring your suitcase!**

**Regards,  
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