

Professional, Reliable, Experienced!



LYKE HOMES
Custom Built Homes

GENERAL INCLUSIONS

6 star energy rating

Building and plumbing application fees

House designed up to C2 classification

Service provisions including water, power, sewer & storm water for lots up to 800m2 with 6 meter house set back front boundary (MCU & boundary relaxations not included)

500mm cut & fill allowance

Foundation allowance for M type soil

Waffle pod slab to engineers specs

2440mm ceiling height throughout

Builders internal & external clean at completion

Structural warranty for 6 years & maintenance period 6 months

Barrier screens to all sliding windows & doors

INTERNAL FEATURES

FLOORING

Tiled through out kitchen, living areas, patio and front porch

Builders select range carpet to all bedrooms, robes ,WIR and multi purpose room

WINDOWS

Window blinds (builders range)

DOORS

Internal Hume accent range

Handles select Lane lever or knob sets door handles

Mouldings 42x11 architrave
68x11 skirting

Bedroom robe Vinyl sliding doors (Bradnams)

BUILT – INS

Robes shelved robes top shelf with 1 bank of 3

Linen 4 shelves

Pantry 4 Shelves

ELECTRICAL /POWER/DATA

POWER POINTS 30

LED Down Lights 30

Ceiling Fans 6

TV 2 Points with external antenna

Phone 2 phone points

Smoke detectors throughout to meet building code regulations

Fans white all bedrooms & living spaces

Air Conditioners Fujitsu Spilt System Air Conditioners through out 1x7kw 5x2.5kw

KITCHEN

Appliance PC Allowance \$4000

(Good Guys)

Bench tops Engineered stone bench tops 20mm stone

Cabinets Gloss Board Cabinets

ENSUITE, BATHROOM, POWDER ROOM

Plumbing PC Allowance \$4400 taps/mixers, sinks, basins, shower heads

(REECE PLUMBING)

Vanity's wall hung with laminate top (cabinet maker)

Mirrors Aluminium framed 900mm high width of vanity

Shower Screen Aluminium shower screen with pivot door

TILES 2m high in shower, skirting tiles 300mm high, 400mm high splash back to vanity, strip drains to showers in bathroom and en-suite, skirting tiles 300mm high to toilet and laundry

(All Cushion Edge Tiles)

LAUNDRY

(Cabinet Maker)

Gloss board floor cabinet laminated top with drop in tub

EXTERNAL FEATURES

PEST TREATMENT

Termifilm & in-wall pest control tubes

BRICK WORK

PGH Brick (face brick)

Select Builders Range

ROOF COVER

Colorbond iron with air-cell & painted PVC down pipes

WINDOWS

Powder coated aluminium sliding doors & windows throughout

DOORS

Front Door Humes paint grade door with weather seal

Laundry Door Humes XF1 1/3 Glass

Other External Doors Humes flush doors

External Door Locks Lane entrance set with dead bolt

FRAME WORKS

External and Internal walls
70mm pine frames

PAINT

Painted inside and out with 3 coat system Taubmans Paint
(one colour walls one colour ceilings)

PLUMBING

Hot Water 315L Electric HWU

Garden taps 2 external

Fridge plumbing for water

EXTERNAL FINISHINGS

Exposed concrete

Allowance 65m² for driveway and footpath to clothesline from laundry

Clothesline & letter box

Fully fenced

Builders Clean

LYKE HOMES

LYKE HOMES is a family owned and operated Local Business.

We offer a personalised service where quality and attention to detail is of the up most importance.

Using only local trades who have worked with your builder Ben Toohey as a team for over 7 years.

Ben is also the man on the tools, so you can rest easy knowing the people you speak to on the phone will be the people you see on site building your home.

The team at LYKE HOMES are passionate about delivering immaculate stylish homes and we thank you for choosing us as your builder.