

Professional, Reliable, Experienced!

The logo graphic consists of a green triangle pointing upwards and to the right, positioned above the letter 'Y' in 'LYKE'. To its right is a dark blue vertical bar that forms the left side of the letter 'H' in 'HOMES'.

LYKE HOMES

Custom Built Homes

GENERAL INCLUSIONS

6 star energy rating

Building & 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

Raft slab

2550mm 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

\$45m2 Allowance for tiles (not including garage) (rectified tiles extra)

Tiled alfresco

Builders select range carpet to all bedrooms, robes, WIR & 2nd living space

WINDOWS

Window blinds (builders range)

DOORS

Internal Hume accent range

Handles select range lemaar door handles

Mouldings 68x18 architrave
93x18 skirting

Bedroom robe mirrored doors

BUILT – INS

Robes shelved robes top shelf with 1 bank of 3

Linen as indicated on plan 4 shelves

ELECTRICAL /POWER/DATA

POWER POINTS 30

LED Down Lights 30

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 Air Conditioners through out 1x7kw 5x2kw

Insulation Walls & Ceilings

KITCHEN

Appliance Allowance \$5,500 with your choice of brands

Bench tops Engineered stone bench tops 20mm stone

Cabinets Gloss Board Cabinets

ENSUITE, BATHROOM, POWDER ROOM

Plumbing PC Allowance \$5,500 (including laundry pc) taps/mixers, sinks, basins, shower head

REECE PLUMBING

Your choice of PC items

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

Mirrors polished edge 900mm high

Shower Screen Alum shower screen with pivot doors

TILES Floor to ceiling cushion edge tiles with shower niche in Ensuite and main

LAUNDRY

(Cabinet Maker) Laminated Top

Builders range ceramic tiles to the floor and splash back

EXTERNAL FEATURES

PEST TREATMENT

Termifilm & in-wall pest control tubes

BRICK WORK

PGH Brick with lintels over windows

ROOF COVER

Colour bond 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 bradnams aluminium glass door

FRAME WORKS

External wall frames 90mm

Internal wall 70mm

All frames & trusses H2 treated pine

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 3 external

Fridge plumbing for water

EXTERNAL FINISHINGS

Driveway & Foot paths Around full house perimeter

Clothesline & letter box

Fully fenced & Turfed

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 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.