

# THE MEELUP

## Design features & specifications



Louvres windows



Timber V groove lining



Rammed limestone internal walls

### EXTERNAL FEATURES:

- By facing this home north you'll have the ultimate in Solar Passive house performance. The design maximises the sun's free energy during winter & keeps it out in summer.
- Coastal beach house style with scyon linea wall cladding, 30 degree roof pitch with ¼ round gutters.
- Semi Commercial / Residential wide framed windows and stacked sliding doors to Alfresco.
- Lower your Carbon footprint with timber frame wall & roof construction.
- Spacious two car rammed limestone carport with limestone concrete paved floor slab and a covered link to the laundry.
- Rammed limestone piers & timber decking at the entry to the home with fully glazed entry door and side light.
- Merbau Timber decking to Alfresco.
- Louvre Windows for maximum cross flow ventilation.

### INTERNAL FEATURES:

- Strategic use of rammed limestone offers great thermal mass to retain the sun's heat energy in winter and a stable internal temperature all year round.
- Raking ceiling with a timber 'V' groove lining board to open plan Kitchen & Dining.
- Feature coffered ceiling to Living Room.
- 2.7m ceiling heights to bedrooms.
- Generously sized bedrooms with built-in robes & plenty of storage.
- Fully insulated walls, ceilings and under roof.
- Fully painted home, inside and out.
- Architectural satin chrome door handles, locks and hardware.

### KITCHEN:

- Large custom built kitchen and island bench with stone tops.
- Undermount sink with mixed tap.
- 6 banks of drawers with soft close mechanism.
- Quality stainless steel appliances. - 900mm wide multi-function electric oven, 900mm wide gas cook top & 900mm wide range hood.
- Architectural pull-out bin, cutlery and utensil inserts.
- \$100/m<sup>2</sup> tile supply allowance for splashback.
- V groove lining board to a bulkhead over the kitchen.

### BATHROOMS, POWDER ROOM / LAUNDRY:

- High quality designer range tap ware and ceramic plumbing fixtures, including ceramic back to the wall toilet suites.
- Custom-built cabinetwork with soft close doors and drawers.
- Stone tops to bathrooms & powder room.
- Floor & skirting tiling from our Luxury range.
- Deep tiled shower recesses, eliminating the need for shower screens.
- Square form bench top to laundry with large ceramic sink.
- High quality designer range bathroom hardware.
- Large mirrors to bathrooms and powder room.

### ELECTRICAL & LIGHTING:

- LED lighting throughout.
- 6 x Hunter Pacific sweep fans.
- Generous allowances for pendant light fittings to raking ceiling.
- Double power points throughout.
- Flumed exhaust fans.
- 2 TV outlets, including Digital TV aerial.
- Phone outlet.

### STANDARD INCLUSIONS:

- Home Warranty Insurance.
- Building permit fees, including water authority approval.
- HIA fixed price building contract.
- Engineer's Certification.
- 15m sewer connection allowance.
- 280 litre heat pump.
- Water run in & connection based on standard front setbacks.
- Six months maintenance period from practical completion.

### STANDARD EXCLUSIONS:

- Site works & septs – to be site specific.
- Flooring (excluding wet areas).
- Window treatments.



BY VALMADRE HOMES

e: [info@valmadre.net.au](mailto:info@valmadre.net.au)  
w: [www.valmadre.net.au](http://www.valmadre.net.au)  
p: +61 9756 7308