



» COMFORT INCLUSIONS





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NO FINE PRINT.

All images are for illustrative purposes only. They may feature upgrades & items that are not part of the Comfort Inclusions Range. All information is correct at the time of print. Pricing, materials and specifications may be subject to change. Please refer to your contract for all final inclusions.



THE BONDI FAÇADE

There are lots of things that need to be factored in when you're building a home, but at OJ Pippin Homes, all the little extras you need are included in our price, so you'll never be stuck with a surprise bill.

Our simple and transparent Full Turnkey solution means that you'll know exactly what you're getting upfront and, once we're done, there's nothing left to do or pay - so you can simply take the keys and focus on enjoying your new home.

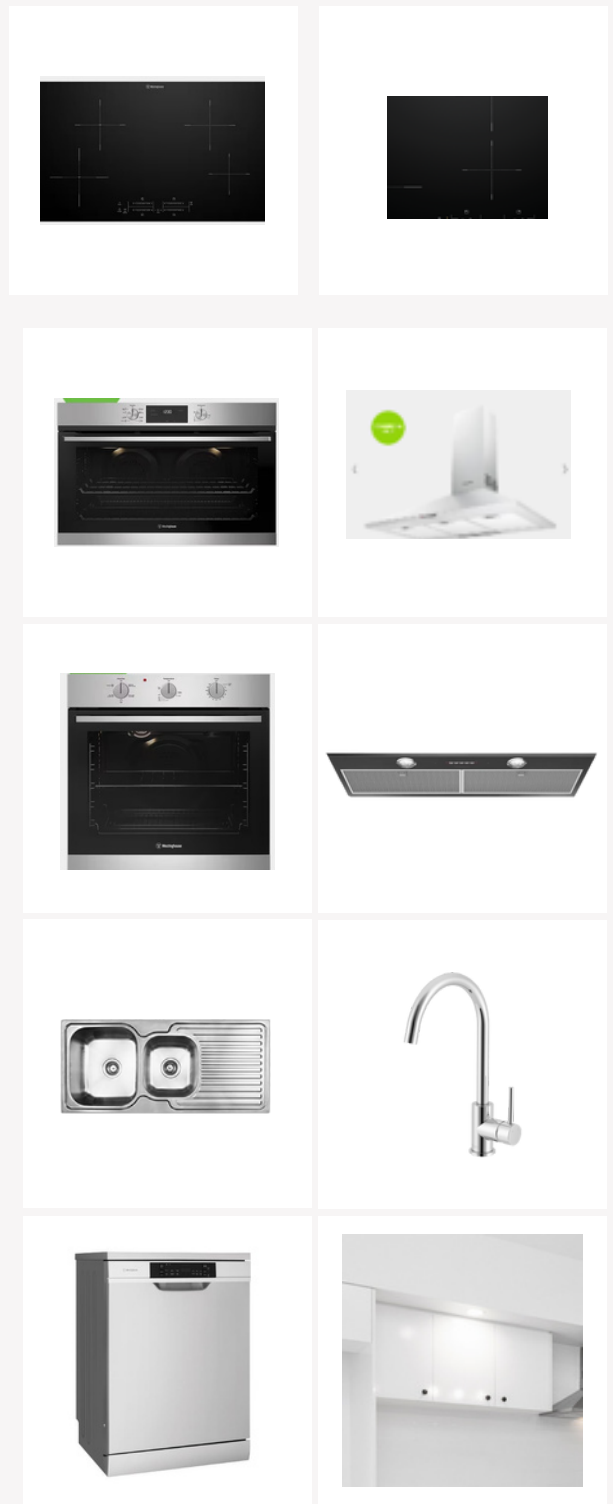


## APPLIANCES

- 60cm free-standing dishwasher in stainless steel
- 60cm or 90cm Induction cooktop\*
- **Choice of:**  
60cm Wall or Underbench Oven\*  
90cm Underbench Oven
- **Choice of:**  
60cm Integrated Rangehood  
86cm Integrated Rangehood

## CABINETRY

- Large selection of laminated cabinetry colours
- Choice of designer handles from Builders Range
- One (1) bank of four (4) cutlery drawers, 450mm wide
- Wide fridge space with water tap
- Soft Close Cabinet doors (exc fridge overhead)
- 750 mm Overhead cupboards with plaster lined bulkhead above Microwave recess provision



- 900mm Wide Island Bench
- 16mm Shadow Line to Underbench cabinetry (Kitchen Only)

### PANTRY

- Four (4) white melamine shelves
- Hinged door from Builders Range (plan specific)

### SPLASHBACK

- Tiled splashback from benchtop to the underside of overhead cupboards.
- Selection of tiles from Builders Range. Max 500mm x 500mm.

### BENCHTOPS (See range on next page)

- 20mm Dekton Porcelain or Sensa Natural Stone benchtops in a range of colours

### SINK & TAPWARE

- Sink mixer with pull out spray
- Stainless steel 1 & 3/4 bowl top mounted kitchen sink

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BENCHTOPS



20mm Dekton  
Porcelain or Sensa  
Natural Stone  
benchtops



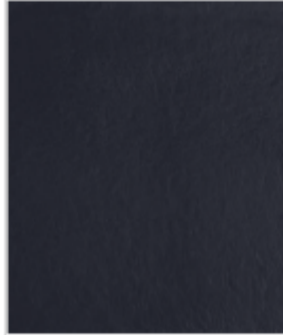
# Brisbane's Largest Range



Aeris



Eter



Sirius



Danae



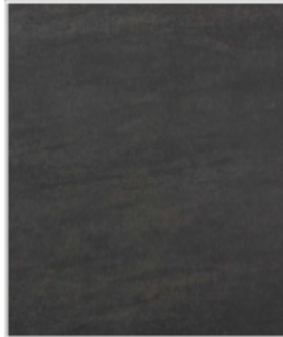
Keon



Kovik\*\*



Sasea\*\*



Bromo



Soke



Kelya



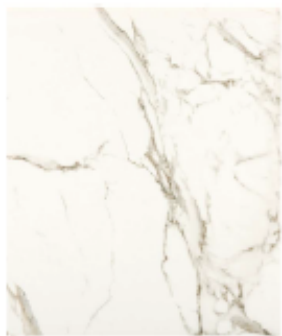
Laos



Albarium



Argentium



Entzo 22



Portum



Domoos\*\*



Sabbia\*\*

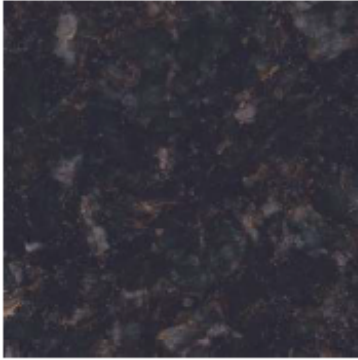


Nebbia\*\*

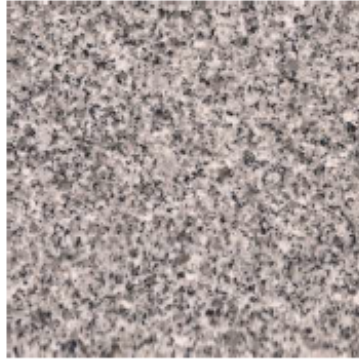
Sirius\*

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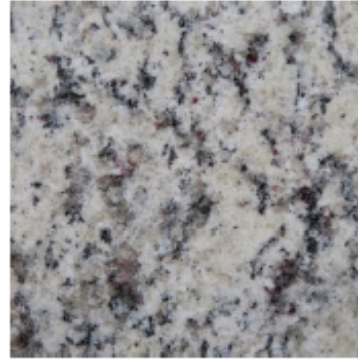
# Brisbane's Largest Range



Uba tuba



Majestic White



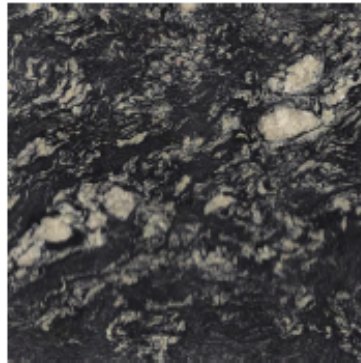
White Napoli



Dawn Mist



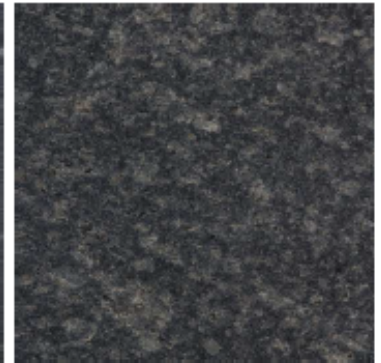
Waterfall



Indian Black



Silver Grey



Graphite Grey



Sirius\*

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BATHROOM



Three (3)  
Vanity Drawers

20mm Silestone®  
Dekton or Sensa  
benchttop



Simple. Beautiful. Flexible.

## BASINS

The full range can be viewed in our Style It Studio



## BATH & SHOWER

## TOILET

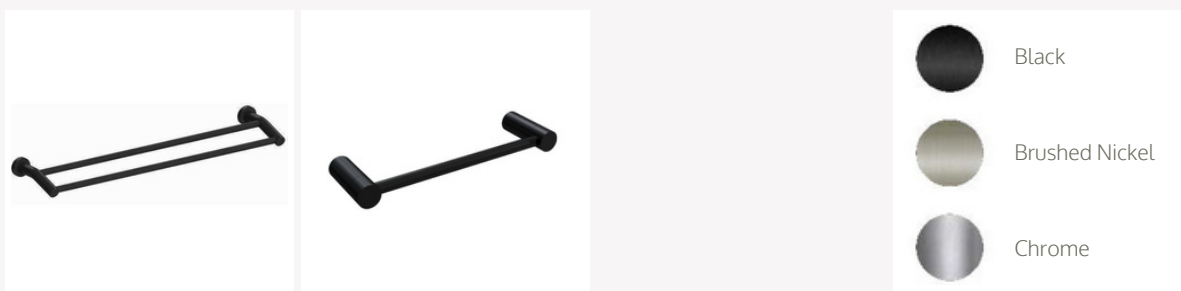


## TAPWARE

Chrome, Black and Brushed Nickel tapware is included in our Comfort Inclusions



## ACCESSORIES





## VANITY UNIT

- Custom-made vanities: Laminated cabinet doors and drawers in matt or sheen finish (Polytec range)
- One (1) bank of three (3) vanity drawers and balance of cabinet doors
- Handles: Choice from Builders Range
- Flush or Recessed Vanity kick panel

## WINDOWS

- Obscure glass

## TILING

- Wet Area Tiling: Ceramic tiles from Builders Range up to 500 x 500mm size
- Full width tiled shower niche
- Smart Tile Wastes

## MIRROR

- 900mm high x width of the vanity in a flat polished edge to bathroom, ensuite and powder room (if applicable)



900mm high  
Polished Edge  
Mirror

Laminated  
custom made  
vanity unit

## SHOWER SCREEN

- Clear glass pivot door and glass return if applicable
- Frame - Aluminium powder coated

## EXHAUST FAN

- One (1) to bathroom and ensuite
- One (1) to WC and powder room only if a window is not on the plan

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## BASINS

### Selection of:

- Round Semi Inset
- Square Inset
- Square Semi Recessed
- Round Semi Recessed
- Round Top Mounted

## BENCHTOPS (See range on Benchtops page)

- 20mm Cosentino® Dekton & Sensa Stone benchtops in a range of colours

## BATH & TOILET SUITES

- 1500mm or 1650mm white acrylic bathtub (plan specific)
- Rimless Dual flush toilets with soft close lid and seat

## SHOWER ON RAIL

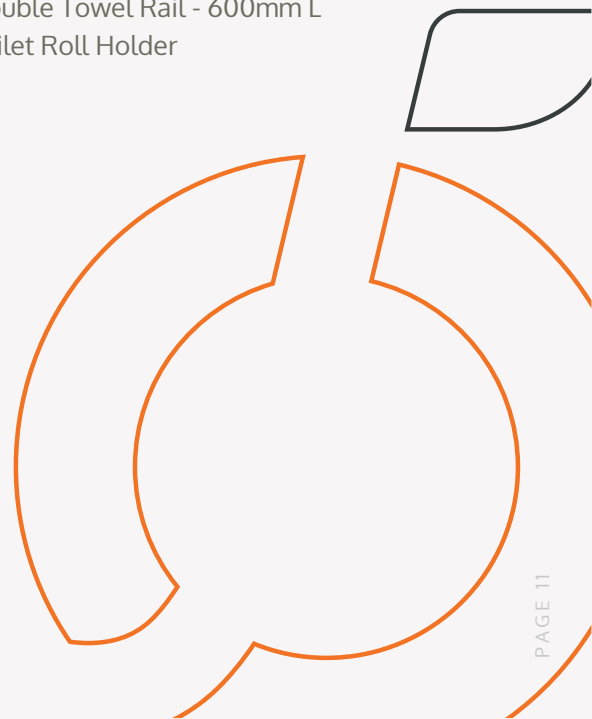
- Single shower rail (from Builders Range)

## FIXTURES

- Shower Taps: Pin mixer
- Basin Tapware: Pin mixer
- Bath Spout: Pin mixer

## ACCESSORIES

- Hand Towel Ring (plan specific)
- Double Towel Rail - 600mm L
- Toilet Roll Holder





Chrome  
sink mixer

Laminate  
Benchtop

45L drop-in  
laundry tub

Laminate  
Cabinets

» LAUNDRY

## TUB

- 45L drop-in laundry tub with laminated cabinetry and laminated benchtop (length plan specific)

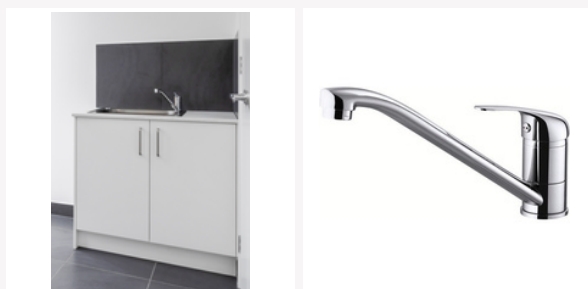
## TAP

- Chrome sink mixer from Builders Range



## TILING

- Laundry tub splashback ceramic tiles from Builders Range up to 500x500mm in size.
- Tiled to 600mm High



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## ENTRANCE DOOR

- Paint grade 1020mm wide door with translucent glazing by Corinthian or equivalent - plan specific
- Front Door Handle: Leverset with back plate in bright chrome or satin chrome finish

## INTERNAL DOORS

- Paint grade doors from the Motive range by Corinthian

## DOOR STOPS

- White Cushioned door stops to internal doors



ABBY 230 NEWPORT FAÇADE

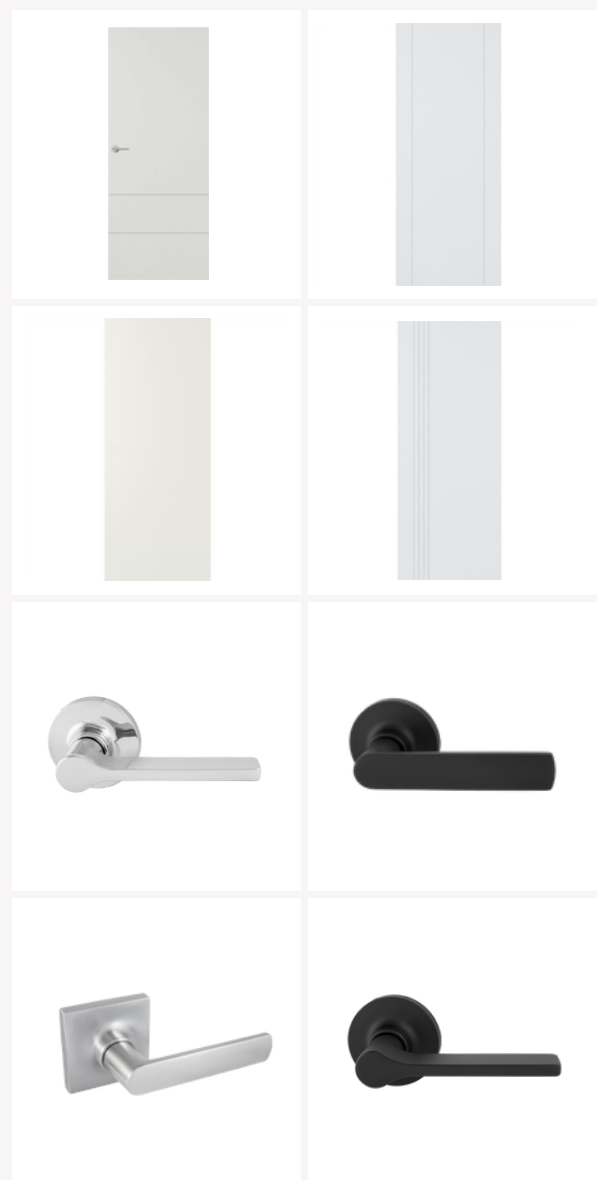
## INTERNAL DOOR FURNITURE

- Choice of Gainsborough lever set in bright chrome, satin chrome or matt black finish
- Chrome hinges and latches
- Privacy locks to bathroom, ensuite and WC (plan specific)

### Entrance:



### Internal:



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# STAIRCASE & STORAGE

## STAIRCASE

- Stairs: Paint grade stringers and carpet grade treads and risers
- Handrail: Round stain grade timber on satin chrome brackets

## STORAGE

- Walk-in robe to master bedroom: One (1) White melamine shelf and hanging rail
- Walk-in robe door: Choice from Builders Range
- Robes to secondary bedrooms: Aluminium framed, vinyl sliding doors with one (1) white melamine shelf and hanging rail
- Linen: Four (4) white melamine shelves
- Broom: One (1) white melamine shelf
- Pantry / Butler's Pantry: Four (4) white melamine shelves. Laminated cabinetry with 20mm Dekton or Sensa benchtop (if specified on plans)





2500mm ceiling height lower level & 2400mm ceiling height Upper Level

LED Downlights

90mm cove cornice

3 coat paint system

## INTERIOR FURNISHINGS

- Flooring: Carpet to bedrooms and media room (plan specific).
- 500mm x 500mm Ceramic Tiles or Timber Look Laminate\* to all other areas except garage.
- Blockout roller blinds from Builders Range to all windows and doors (excludes stairwells, obscure glass and kitchen windows)

## CEILING

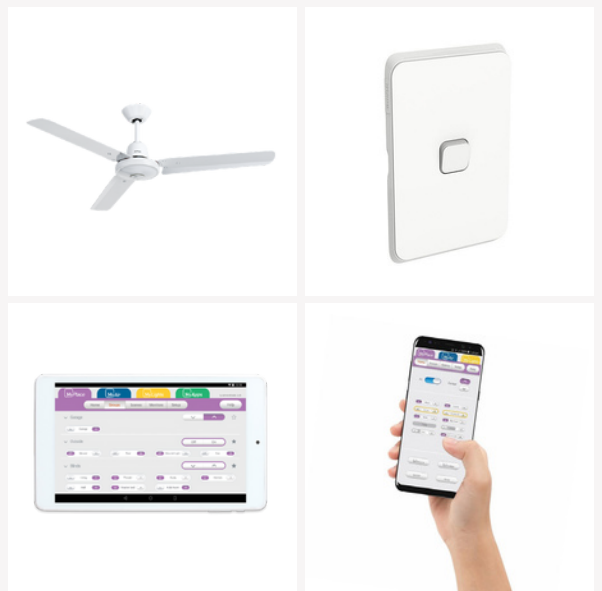
- 2500mm to lower level and 2400mm to upper level standard ceiling height
- 90mm cove cornice
- 68mm x 12mm splayed skirting
- 42mm x 12mm splayed architraves

## PAINT

- Walls: Three (3) coat paint system throughout
- Skirting, architraves and internal doors: Gloss, one (1) colour (same as wall colour) throughout
- Ceiling and Cornices: Two (2) coats of white, flat acrylic

## ELECTRICAL

- White LED downlights throughout
- Daikin 6.0kW (split system) air conditioning to living room
- One (1) white ceiling fan from Builders Range to be fitted to each bedroom, living area, media room and alfresco



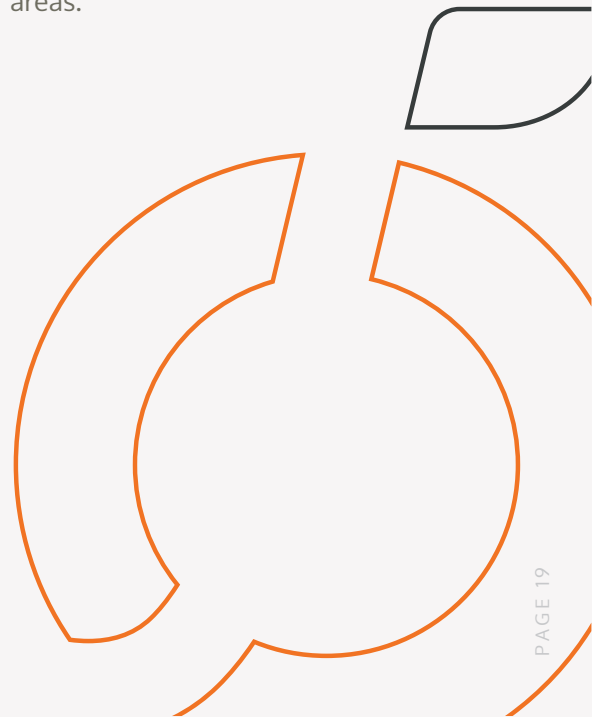
## MYPLACE AUTOMATION

Turn your house into a smart home with the MyPlace Automation System. Control your home from wherever you are with the MyPlace app and integrate with your smart devices such as Google Home, Amazon Alexa and Siri. Also included is the MyGarage function, which notifies you if the garage is left open and gives you the ability to control the door from anywhere.

- MyPlace Standalone Smart Home Hub
- Standard 8 inch Android touch screen tablet
- 1 x RM2 Module with 6x on/off relays
- MyGarage reed switch (6th Relay)
- Allows for connection to Garage Door, Porch Light, Entry Light, Kitchen Lights, Dining Lights, Living Lights - excludes all other areas.

- Three phase underground power
- White Clipsal Iconic switches
- One (1) data point
- One (1) Double GPO with USB point
- One (1) phone point
- One (1) TV point to master bedroom, main living area and media room
- Tv antenna

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## HOUSE

- Colorbond® roof, gutters and fascia
- Colorbond® sectional panel-lift garage door with two (2) remote control units and one (1) wall remote
- Two Whirly Birds
- Barrier Screens to all windows and doors (excluding garage external door)
- Two (2) up-down lights to the front façade from Builders Range
- Powder coated aluminium windows and sliding doors with locks to windows and doors
- Two (2) Paint colours to the facade
- Rendered finish to front façade on lower level with 1m returns, face brick to sides and rear
- Feature cladding to front façade (plan specific)
- Three (3) standard façade choices included with many other designs available
- Anticon Insulation to ceiling area including garage (where access permits)
- T2 Termite treated house frame and roof trusses
- Solar System - 3.5kw, 8 panel system
- Hot Water System - 315L Electric Storage, 3.6kw Rinnai

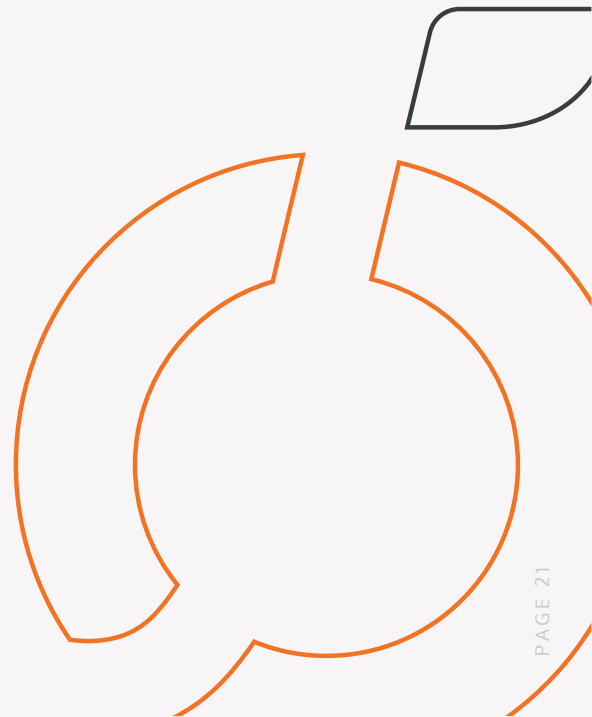


## LANDSCAPING

- Exposed aggregate driveway \*
- Exposed aggregate path to porch \*
- Two (2) garden taps
- 1800mm timber panel fence with two (2) timber-clad, steel-framed gates\* One (1) side double gate if size permits

- Engineered foundations up to H1 class soil
- Huge selection of bricks available, laid with off white mortar
- External weatherproof double power point
- Alfresco & Porch under main roof with tiled floor. Large selection of tiles from Builders Range up to 500x500mm
- Temporary fence if required

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» STYLE IT STUDIO

DREAM IT. BUILD IT. LOVE IT.

Our Style It Studio is your styling sanctuary - giving you space and guidance to decide on all the finishing touches that will make your home yours.



You'll sit down with our in-house interior designer to customise every inch of your new home - viewing optional extras and deciding on all the finishes, fixtures and fittings that will bring your home to life, supported by expert styling guidance in the areas you need it.

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WE ARE PROUD PARTNERS WITH...



## GENERAL

- General foundations designed to a "H1" soil classification
- Engineers report and contour survey (soil test, slab & footing design)
- Minor earthworks and block scraping only
- Standard Building application fees, QBCC insurance and Qleave fees included
- Temporary power pole if required
- Temporary fencing if required
- Six (6) years and three (3) months structural guarantee
- 12 month defect liability period
- Quality control final inspection
- 2550mm High Ceilings to ground floor
- 2400mm to upper floor

## ELECTRICAL

- NBN Ready – your new home will be set up for future connection to the National Broadband Network. Note: This does not include connection to the NBN or the installation of fibre optic cables and equipment.
- Ceiling fans to bedrooms, living and alfresco areas
- Exhaust fan to bathrooms and ensuites.
- Note: One (1) to WC and powder room only if a window is not on the plan
- Double internal power points, one external
- 6.0kW (split system) air conditioning to living room
- LED downlights throughout
- My Place Automation System

## KITCHEN

- Abey stainless steel 1 & 3/4 top mounted kitchen sink
- Mixer Tap with pull out spray
- 20mm Dekton or Sensa benchtops in the kitchen with laminated cabinets
- Stainless steel under bench oven, induction hot plates, dishwasher and undermount or canopy ducted rangehood
- Plumbed water tap in fridge space (hidden behind overhead cupboards)
- Gyprock bulkhead above Kitchen overhead cupboards painted with 16mm shadowline

## BATHROOMS

- Vitreous china round or square basins
- Smart Tile Wastes
- Builders Range of quality mixer taps Semi-Frameless glass shower screens – with glass pivot doors
- 20mm Dekton or Sensa benchtops in ensuite and bathroom with laminated cabinets
- Bathtub – white acrylic – size as specified on plans
- Shower base – tiled as shown on plans
- 450mm H x Full length niche to ensuite and bathroom
- Privacy locks to bathrooms and toilet
- Rimless Dual Flush back to wall toilets with soft close lid and seat

## INTERNAL

- Front door entry lock
- Plasterboard lining with 90mm cornice
- 68mm x 12mm skirting – splayed
- 42 mm x 12mm architraves – splayed
- Choice of wall and floor tiles up to 500mm x 500mm or Timber Look Laminated Flooring from Builders Range to areas as indicated on plans
- Blockout roller blinds to all windows and sliding doors, from Builders Range (excludes stairwells, obscured glass and kitchen windows)
- Vinyl sliding doors to wardrobes
- Quality light fittings supplied and fitted from Builders Range
- 45L Drop in laundry sink with laminated cabinetry and benchtop. Length is Plan Specific



## EXTERNAL

- Maintenance free Colorbond® fascia and gutter system
- Corrugated Colorbond® roofing
- R 2.5 batt insulation to ceiling
- Builders thermal wrap to all external walls
- Quality entrance doors by Corinthian or equivalent
  
- H2 treated frame and roof trusses
- Alfresco under main roof with tiled floor
- 10lm of sewer drain including under slab
- 10lm setback for electrical main single phase
- Termite barrier installed in accordance to the National Construction Code of Australia
  
- Rendered front façade with 1 metre returns
- Face brick to side and rear of home with off white mortar (double storey homes may vary)
  
- Aluminium windows and sliding doors – powder coated with locks to windows and doors
  
- Barrier (safety) screens to glass sliding & hinged doors & opening windows (excluding garage rear door)
- Colorbond® sectional panel-lift garage door with two (2) remote control units and one (1) wall remote
  
- Site clean up
- Two (2) up-and-down lights to front elevation from Builders Range
- Two (2) external paint colours of your choice to the facade
- Driveway, path to entry, timber fencing and gate/s 1020mm front entry door from Builders Range (plan permitting)
- Deadlock to garage rear door



**OFFICE & STYLE IT  
STUDIO**

Unit 3 Building 6  
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Queensland 4500

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**OUR  
DISPLAY  
HOME**

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