



CLIFTON
YAMBA

Standard inclusions and optional upgrades



Welcome to Clifton Yamba. Your new home comes with a vast array of standard inclusions. And for those of you who wish to add your own personal touch, we also offer a number of optional upgrades.

Colour Schemes

Exterior

Clifton Yamba homes come in five exterior wall colours:

- Shale Grey
- Windspray
- Woodland Grey
- Surfmist
- Powered Rock

Interior

You can personalise your home by selecting from our range of interior colour schemes:

- Coastal Cool
- Breezy White
- Sandy Beach

Standard Inclusions

Exterior

- Concrete slab construction
- Treated timber frames and trusses
- Termite protection
- James Hardie 'Newport' exterior cladding
- Colorbond roof, fascia and gutters
- Timber glazed front door
- Aluminium framed external sliding doors and windows with powder coated finish (obscure glass to bathrooms)
- Locks fitted to all operable windows and sliding doors
- Insect screens to all operable windows and sliding doors
- Tiled finish to alfresco area

- Covered alfresco*
- Twin fold down clothesline
- 2 x external garden taps
- Instantaneous gas hot water system
- Provision for LPG gas cylinder
- Landscaping and fencing as per Landscape Plan for each house model

Floor Coverings

- Timber-look vinyl flooring to entry, dining/living areas and kitchen
- Carpet & underlay to bedrooms
- Tiles to bathrooms and laundry

* All models excluding Mustang Sally

Interiors (General)

- Insulation to external walls and ceilings (excluding garage area)
- Raked ceiling in living area**, and 2400mm ceiling height in kitchen and bedrooms
- LED down lights throughout interior
- Double power outlets throughout
- Telephone and TV point(s) as per plans
- NBN available
- Smoke detector(s) as per plans
- Split system air-conditioning to living/dining/kitchen
- Split system air-conditioning to main bedroom

Bedrooms

- Built in robes as per plans, with melamine interiors and hanging rails
- Ceiling fan in bedrooms

Bathrooms

- Floor to ceiling wall tiling
- Contemporary vanity
- Mirrored shaving cabinet
- Frameless shower screen**
- Fan heater light exhausts
- Chrome lever basin mixer tapware
- Hand held shower mixer
- Soft close, back to wall close coupled toilet suite
- Double towel rail and toilet roll holder
- Recessed shower niche

Laundry

- Built in laundry joinery***
- Skirting tiles
- Tile splashback

Kitchen

- 20mm engineered stone benchtops
- Polytec finish cabinets with melamine interiors
- Chrome lever sink mixer tap
- Stainless steel 1 & 1/3 bowl sink
- Quality appliances:
 - Electric oven
 - Gas cooktop
 - Rangehood
 - Integrated dishwasher

Garage

- Single or double garage, as per plans
- Panel lift automatic garage door with remote
- Concrete floor

** All models except Sweet Caroline

*** All models except Strawberry Fields, Sweet Caroline and Sugar Sugar

Optional Upgrades

Exterior

- Entry pergola
- Security door – front door
- Security door – back/garage door
- Landscaping package

Floor Coverings

- Engineered timber floors to living/dining/kitchen areas
- Engineered timber floor to bedrooms/study
- 100% wool carpets to bedrooms/study

Interiors – General

- Ducted air-conditioning to entire home

Study

- Additional built-in wardrobe

Kitchen

- Engineered stone benchtop upgrade to premium selection
- Extra thick (40mm) edge to engineered stone benchtop
- Waterfall ends on kitchen island bench
- Shaker style cabinets
- Timber look cabinets
- Undermount sink
- Induction electric cooktop
- Three (3) pendant points above benchtop (client to supply lights)

Other Optional Extras

- Extra double power point external
- Extra double power point internal
- Extra gas point
- Extra telephone point
- Dimmers to light switch
- Extra ceiling fan

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