

# Client's Selections

Standard Inclusions

High quality  
products  
and finishes  
is only the  
beginning



**MICSTAR**  
*Homes*



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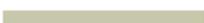
[www.micstarhomes.com.au](http://www.micstarhomes.com.au)

Micstar Homes is your local professional builder, with over 20 years experience we offer home builders a higher quality, more personal & better value for money service, than the impersonal volume project builders.

We employ local trades and use local supplies whenever possible, this keeps your money here in the local Gympie region.



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## OUR INCLUSIONS

At Micstar Homes we understand the importance of setting a high standard when it comes to our standard inclusions and more importantly what we include when it comes to your new home. This is where we differ from the larger volume builders as we believe in using the highest quality suppliers & trades plus we include the items you need upfront.

A small sample of items we include as standard are:

- Floor Coverings Throughout
- 3 Coat Paint Specification
- Sectional garage door with 2 remotes
- Quality Kitchen and Bathroom products
- Sliding robe doors
- Towel Rails
- Fans
- Fly Screens

We know that when it comes to building your home that everyone is different, and we are very flexible on products you would like to include and deal with multiple suppliers that offer a extensive variety of products.

if you are looking to upgrade further just chat to Mick about it, our aim is to give you a house you are truly proud to call your home.

## TOP TIPS



Keep an eye out for our top tips on what to ask your builder who will best advise on how they can further assist you.



Backed by over two decades of experience, Micstar Homes know a thing or two about building your dream home. We offer a high-quality combination of building experience, hassle free processes and personable service. Choosing Micstar you can relax, we are Members of the Queensland Master Builder Association and fully licensed by the Queensland Building and Construction Commission. Choosing Micstar means:

- Personal Service from a highly qualified builder
- Communication directly with your builder not a salesperson
- Supporting the local community that you live in
- Supporting local trades to keep work in your town
- Superior build quality from a trusted industry leading builder

Above are just a few qualities that should be standard when building your dream home but are slowly disappearing as the local builders become less prevalent.

So how are we able to offer high quality service and products and still remain competitive?

**We have access to:**

- ✦ Purchasing power from local industry leading suppliers
- ✦ A library of over 120 designs that can be offered to you
- ✦ The ability to customise our designs to suit your needs
- ✦ Over 60 facade options
- ✦ Support through agreements with multiple professionals such as draftsman and engineers.
- ✦ Training on market trends and other important building industry items
- ✦ House & Land packages (subject to availability).

Throughout this document you will find the Micstar Homes standard inclusion items that you can select when building with us, but most importantly we are happy to modify these inclusions to suit you and your needs. Some of the most popular selections being:

- Vinyl floor to floor tiles
- Floor to ceiling tiles in bathrooms
- Caesarstone benchtops instead of Polytec benchtops (until June 2024)
- 900mm appliances instead of 600mm appliances

The above are examples only, there may be others just ask.


 PRELIMINARIES, SITE WORKS, CONCRETE, FRAMES & TRUSSES

- Fixed price contract
- Drafting, Engineering & Construction Plans including soil report
- All relevant permits, insurances, specifications and building agreements
- QBCC Home Owner's Warranty Certificate
- Twelve-month maintenance period following completion
- All relevant connections based on 600sqm block, 6m setback and up to 300mm fall
- 6 Star Energy Efficiency Rating Report
- Ceiling Height 2440mm
- Traditional Façade
- Internal Cleaning Prior to Handover
- Termite Treatment as specified by builder
- M Class Slab on Level Site
- 70mm Wall Frames with pine roof trusses
- Underground power to the house





- Bricks to external walls standard colour mortar with raked joints
- 600mm wide eave sheets



Buff



Limestone



St Andrews



St Louis



Warrego



Surfwash



Engage



Escape



Freedom



Leisure



Stimulate



Unwind



Grecian Gold



Latte



Macadamia



Pepper



Silver



Chiffon



**Looking for another option to bricks?**

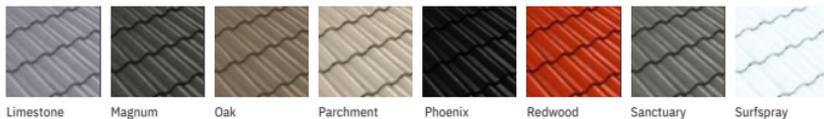
Ask Mick about the exclusive upgrade products on offer through James Hardie and their Sycon Range.

## ROOFING PRODUCTS

- Guttering 90mm PVC Downpipes



- Builders range of roof tiles available as optional upgrade



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**Colorbond**

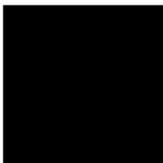
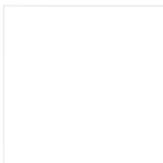
**STODDART**  
GROUP

**bristiler roofing**



WINDOWS

- Aluminium Single Glazed Sliding Windows & Doors including locks and keys

Black®  
SatinDune®  
SatinMonument®  
MattPaperbark®  
SatinPearl White®  
GlossSurfmist®  
MattUltrasilver®  
GlossWoodland Grey®  
Satin

#### Save money on energy bills.

If you are looking to save money on your energy bills then talk to Mick about upgrading the windows to Double Glazed or Thermaline windows.



## GARAGE DOORS



✦ COLORBOND® steel Sectional Overhead Garage door with Remote Control access



The Mediterranean®



The Cosmopolitan®



The Georgian®



The Regency®



Basalt®



Classic Cream®



Cove®



Dune®



Evening Haze®



Gully®



Ironstone®



Jasper®



Monument®



Night Sky®



Paperbark®



Shale Grey®



Surf Mist®



Wallaby®



Windspray®



Woodland Grey®



### Why not try a timber look?

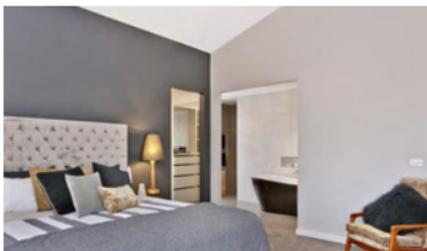
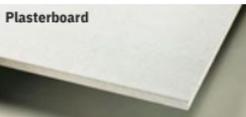
Our standard garage door range is quite large but if you are looking for something a little different then the Timberlook range could be for you.

**Colorbond®**





- 10mm Plasterboard to House & Garage
- 75mm Cove Cornices to House & Garage
- Interior Ceilings - Dulux professional ceiling white
- Interior Walls - Dulux professional range
- Sisalation to external walls & poly/wool ceiling batts- as per construction drawings
- Preparation - Dulux professional range
- Trims - Dulux professional range high gloss
- Exterior Surfaces - Dulux professional range exterior
- Waterproofing to meet Australian Building Standards



**Think there is nothing more you can do with plasterboard, insulation & paint? Well think again!**

Ask us about upgrading to acoustic plasterboard to decrease noise levels throughout your home or upgrading insulation to make your home more energy efficient.

**KNAUF**

**Dulux**

## ELECTRICAL &amp; LIGHTING

## CLIPSAL ICONIC RANGE



- Clipsal Iconic Double Power Points



- Clipsal Iconic Light Switches



- Clipsal Iconic TV Point to Main Living Area



- Clipsal LED Down Lights



- USB Charging socket in Kitchen



- Smoke Alarms as per Working Drawings and Building Regulations



- Fan light in bathrooms



- Ceiling Fans to Main Living Areas & All bedrooms standard



The sky is the limit through the Clipsal range of products.

We specialise in upgrade products like NBN, Home Automation and heaps more.



**CLIPSAL**  
by Schneider Electric

**Braemar**  
by SEELEY INTERNATIONAL

## DOORS &amp; DOOR FURNISHINGS

## DOORS &amp; DOOR FURNISHINGS

- Weatherguard Entry Pre-Hung Timber Entry door frames with Aluminium Treads
- XN5 Newington Feature Front Entrance door
- Readicote hinged flush panel internal doors and external garage door
- Vinyl Sliding doors to all robes
- Single Hanging Rails to all robes
- Magnetic Door Stops
- Bevel Series Entrance Leversets Stainless Finish - Keyed alike with all external door locks
- Bevel Series Passage Leversets Stainless Finish - Internal doors
- Pine 66 x11mm skirtings and 42 x 11mm Architraves
- Framed manhole with wood cover



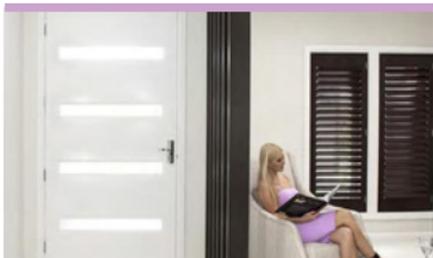
Door Frames &amp; Doors

Bevel Series  
Entrance LeverBevel Series  
Passage LeverHanging  
RailCushion  
Door Stop

Skirtings



Architraves

**Want some variety?**

There is a large variety of products that can be chosen to suit your needs just ask your builder.



## ELECTRICAL APPLIANCES



- 600mm Westinghouse 4 burner electric Cooktop
  - Corrosion resistant solid hotplates
  - Knob control
  - Smooth temperature control
  - 2 small and 2 large size hotplates
  - Functional and durable



- 600mm Electrolux Freestanding Dishwasher
  - 14 place setting
  - Half load option
  - Rapid 30 wash program
  - Child lock mode
  - Delay start



- 600mm Westinghouse Stainless Steel / Black Glass Built-In Oven
  - Fan forced oven
  - In-oven grill
  - Manual Control Knobs
  - Internal light
  - 80l capacity
  - Easy glide side racks
  - 2 hour auto-off timer
  - Family safe doors



- 600mm Westinghouse Stainless Steel Slide-out Rangehood
  - Dishwasher safe mesh filters
  - Airflow 340m3/hr
  - 3 Speed Fan
  - Removable front fascia
  - LED lighting



### Our range of upgrade products is huge!

If you'd prefer 900mm sized appliances, a different look, gas appliances or even something from our upmarket Smeg products, we can accommodate you.

**TECHNIKA**  
COOKING WITH PASSION



## PLUMBING FIXTURES &amp; HOT WATER SERVICE

**Posh Domaine Toilet Suite**

9509218

Rimless technology  
WELS 4 Star Rating  
Close coupled back to wall

**Base Acrylic Bath**

9504386

Modern clean lines  
Sanitary grade acrylic  
200L Capacity

**Posh Domaine Vanity**

2350564

Ceramic top  
Floor mounted  
Door and Draw combo

**Franke Double Bowl Sink**

FLX621

Premium Stainless Steel  
Suited to most Kitchens

**POSH Solas F/rim tub**

2000365

45L Capacity  
Heavy gauge satin stainless steel

**Mizu Soothe Basin Mixer**

9503817

Clean simple lines  
WELS 4 Star Rating

**Mizu Kitchen Sink Mixer**

9504417

WELS 4 Star Rating  
Polished Chrome

**Posh Bristol Sink Mixer**

9505249

WELS 4 star rating  
Durable and modern

**FitQuick Washing Machine Stop**

1120088

Chrome Finish  
Ceramic Disc SBA  
Swivel nut cone

**Mizu Soothe Shower Mixer Chrome**

9503819

Polished Chrome Finish  
Clean simple lines

**Posh Domain Twin Rail Shower**

2213365

Easy switch water diverter  
Generous overhead shower ar  
3 function hand shower

**Mizu Soothe Bath Outlet**

9504031

Polished Chrome Finish  
200mm Reach  
Clean simple lines

**reece**  
Works for you.

**posh**

**mizu**  
Shaped for every bathroom



## PLUMBING FIXTURES &amp; HOT WATER SERVICE

**Mizu Soothe Toilet Roll Holder**

9504039

Polished Chrome Finish  
Smooth sophisticated lines

**Mizu Soothe Robe Hook**

9504038

Polished Chrome Finish  
Smooth sophisticated lines

**Mizu Soothe double Towel Rail**

9504047

750mm long  
Polished Chrome Finish  
Smooth sophisticated lines

**Mizu Soothe Towel Ring**

9504040

Polished Chrome Finish  
180mm wide  
Smooth sophisticated lines

**Thermann Electric Hot Water Unit**

9507809

Australian Made  
250 Litre  
Vitreous Enamel tank

**Hundreds of upgrade products!**

Through our partnership with Reece Plumbing we have hundreds of products to offer in our upgrade range including different colours and items to suit the current market trends. Ask Mick to view the good, better, best and architectural range if you are looking for more.



**reece**  
Works for you.

**posh**

**mizu**  
Shipped for every bathroom

## Are you a First Home Buyer, Investor or Looking for a House & Land Package?

Micstar Homes is highly qualified to deal with all your housing needs and we specialise in particular aspects of the housing market.

### FIRST HOME BUYERS

Are you looking to purchase your first home but don't know where to start? We are experienced and able to guide you through every step of the process, we can also put you in touch with dedicated mortgage brokers who can assist with all of your finance needs.



We have a dedicated range of house designs called the Caribbean Range which caters perfectly for the first home buyer needs but of course this does not limit you on which of our designs you choose to build.

### INVESTORS

We have great opportunities for investors to take advantage of and have separated our designs into 8 ranges to suit your particular block and allow selection of which design you would like to be an easy and smooth process.

There are many benefits to building rather than buying investment properties. If you have decided that investing is the right option for you, we would be happy to chat to you about plans and selections that will help you get the most from your investment property.

### HOUSE & LAND PACKAGES

Ask us about the current house and land packages we may have available throughout the Gympie suburbs as well as surrounding areas.

Along with meeting any applicable estate guidelines, a few examples of the items we add are:

- ✦ Security Doors & Screens
- ✦ Clothesline
- ✦ Letterbox
- ✦ Fencing
- ✦ Landscaping Packages
- ✦ Concrete Driveways & Paths
- ✦ TV Antenna



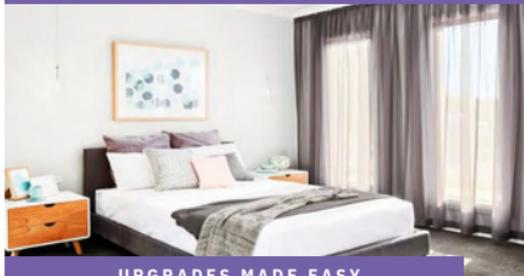
## KITCHEN PRODUCTS, BATHROOM PRODUCTS &amp; FLOOR COVERINGS

- ✧ Melamine Shelving to Pantry or Walk in pantry
- ✧ Decorative Melamine Kitchen Doors with White Melamine Shelving
- ✧ Cupboard Door & Drawer Handles to Kitchen, Bathroom, Ensuite & Laundry
- ✧ Tiled Splashback to Kitchen & Laundry
- ✧ Tiled shower base
- ✧ Fully Framed Clear Laminated Shower Screen with Pivot door
- ✧ Polished Edged Fixed Wall Mirror above Vanity 900mm H x Vanity width – Max 1200mm
- ✧ Rectified Wall & Floor tiles to all wet areas
- ✧ Carpet to all bedrooms, remainder of house in Vinyl Plank from builder's range

**Talk with your builder!**

With such a large selection of products available & a large variety of colours to choose from talking with your builder is extremely important so you can get the products and colour match perfect for you.

**CARPET COURT**  
DREAM IT. STYLE IT. LIVE IT.



UPGRADES MADE EASY

### Looking for a little bit more in your new home?

Just tick the boxes and we will come back to you with a price that includes these items. The items listed are some of the more popular items that we get requests for and is only a small sample. We are happy to discuss your individual needs further.

- |  |  |
|--|--|
| <input type="checkbox"/> Bricks                            | <input type="checkbox"/> Acoustic Plasterboard         |
| <input type="checkbox"/> Roof Tiles                        | <input type="checkbox"/> Home Automation               |
| <input type="checkbox"/> Colorbond Roof                    | <input type="checkbox"/> Led Downlights                |
| <input type="checkbox"/> Double Glazed Windows             | <input type="checkbox"/> NBN Ready                     |
| <input type="checkbox"/> Timberlook Garage Door Ceiling    | <input type="checkbox"/> TV Antenna                    |
| <input type="checkbox"/> Heights to 2550mm Ceiling         | <input type="checkbox"/> Split System Air Conditioning |
| <input type="checkbox"/> Heights to 2700mm Square Set      | <input type="checkbox"/> Ducted Air Conditioning       |
| <input type="checkbox"/> Cornices Glass                    | <input type="checkbox"/> Concrete Driveway             |
| <input type="checkbox"/> Splash Back                       | <input type="checkbox"/> Exposed Aggregate Driveway    |
| <input type="checkbox"/> 900mm Technika Appliances         | <input type="checkbox"/> Concrete Paths                |
| <input type="checkbox"/> Smeg Appliances Frameless         | <input type="checkbox"/> Letterbox                     |
| <input type="checkbox"/> Shower Screens Shower             | <input type="checkbox"/> Landscaping Package           |
| <input type="checkbox"/> Niche                             | <input type="checkbox"/> Ducted Vacuum Cleaner         |
| <input type="checkbox"/> Doorbell                          | <input type="checkbox"/> Roller Blinds                 |
| <input type="checkbox"/> Clothesline                       | <input type="checkbox"/> Plantation Shutters           |
| <input type="checkbox"/> 2 x Split System Air Conditioners | <input type="checkbox"/> Ducted Air Conditioning       |



NOTES



## Micstar Homes

We pride ourselves on handing over a home that is ready to be lived in and enjoyed, that's why we include things such as fans in living areas and bedrooms, flyscreens to all windows and a dishwasher as standard.

We also understand that people have unique tastes, that's why we encourage you to go ahead and choose your own tiles, floor coverings etc, rather than limit you to a few to choose from.

Building YOUR Dream Home is what we do.

 Micstar Homes

 Micstar Homes

High quality  
products  
and finishes  
is only the  
beginning



**MICSTAR**  
*Homes*

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