

The simple way, the fun way. Build the Smart Build way.

Building can be a daunting and time-consuming prospect, but it needn't be. When undertaking your property project you want to ensure the home building process is prompt, and that the finished home is both functional and desirable so that your resale value is protected now and into the future... simple.

Whether you have land now, or need help to select the right block Smart Build is the perfect solution

for the property investor. Building with Smart Build is easy, uncomplicated and the best way to invest in property. With a straight-forward building process, a selection of great value plans, and a proven range of colours and textures, Smart Build delivers the confidence to move forward with your investment project quick-smart.

Build the simple way, the fast way, the smart way.
Build the Smart Build way.



Smart Build Inclusions

Preliminaries

- Plans, specifications & building permit
- Soil test & engineered footing design
- 3 month free maintenance & service
- 6 star energy rating report

Foundations

- Engineered designed concrete slab to a standard "M" soil grading to a maximum 300mm fall & no existing fill
- Excludes removal of rock & excess soil
- Slab costs may be adjusted if founding conditions differ (Site Specific)

Site Costs & Connections

- Site cost & connections based on land size up to 600m2 block, maximum setback of 5m.
- Storm water & sewer connection within building allotment
- Excludes service connection and usage fees and charges

Framing

- Prefabricated timber framing & roof trusses

Brickwork

- Choice from 4 Exterior Colour packages
- Brick infills above all doors & windows to front façade only (excluding garage)

Facade Features

Selection of 4 Facades

- Rise
- Ascent
- Summit
- Peek

Roof Cover

- Colorbond roofing

Roof Plumbing

- Colorbond fascia, quad gutters & rectangular downpipes

Insulation

- Insulation to external walls of house
- Ceiling insulation to comply with 6 star energy requirements up to R 3.5 (to residence only)
- External wall insulation to comply with 6 star energy requirements up to R 2.0

Internal Features

- 2400mm ceiling heights throughout
- 55mm cove cornice
- 67mm half splayed skirting & architraves (Note: Skirting tiles to wet areas)

Flooring

- Choice from 4 Interior Colour packages

Doors

- Entrance: 2040 x 820mm wide. Hume XN5 glazed door
- External: 2040 x 820mm wide external grade rear doors (product specific)
- Internal: 2040 mm height Hume flush panel doors (product specific)

Door Furniture

- Front entrance door - Lockwood knob
- Internal doors - Lockwood Spire-Satin Chrome
- Chrome hinges, latches & striker plates throughout

Robes, Linen & Pantry

- Flush panel doors
- 1 white melamine shelf with hanging rail to robes
- 1 white melamine shelf to broom cupboard
- 4 white melamine shelves to pantry & linen

Windows

- Feature awning windows to front facade (product specific)
- Sliding aluminium windows to side and rear elevations

WC

- Toilet suite
- Smart Build range chrome toilet roll holder

Bathroom

- Joinery built vanity (size product specific)
- Laminate benchtop
- Smart Build Range Basin
- Smart Build Basin mixer
- 900 x 900mm rear outlet white polymarble shower base
- Smart Build range shower mixer & shower rose
- Smart Build range 1675mm white bath
- Smart Build Bath mixer & spout
- Smart Build Polished edge mirror above vanity
- Smart Build Single towel rail

Ensuite

- Joinery built vanity (size product specific)
- Laminate benchtop
- Smart Build range Basin
- Smart Build Basin mixer
- 900 x 900mm white polymarble shower base
- Smart Build range Shower mixer & shower rose
- Mirror above vanity
- Single towel rail & toilet roll holder

Kitchen

- Smart Build range 1 & 3/4 bowl stainless steel sink
- Laminate benchtops
- Overhead cupboards excluding fridge space
- Smart Build range flick mixer
- Dishwasher space & connections

Laundry

- 45 ltr stainless steel trough and cabinet
- Smart Build range flick mixer

Appliances

- Smart Build range Stainless steel 600mm underbench oven
- Smart Build range Stainless steel 600mm cooktop
- Smart Build range Stainless steel 600mm pull out rangehood

Heating

- Braemar gas ducted heating & hard wired thermostat Note: Total number of points and unit size (product specific)

Electrical

- Standard batten light points with energy efficient globes & Investor range light fittings
- 1 x Data points
- TV points to living areas
- Clipsal white classic range cover plates & switches
- 1 x External bunker light (product specific)
- Double power points as per electrical plan (product specific)

Hot Water Service

- Rheem gas boosted solar system 1 panel With instantaneous boosted

Painting

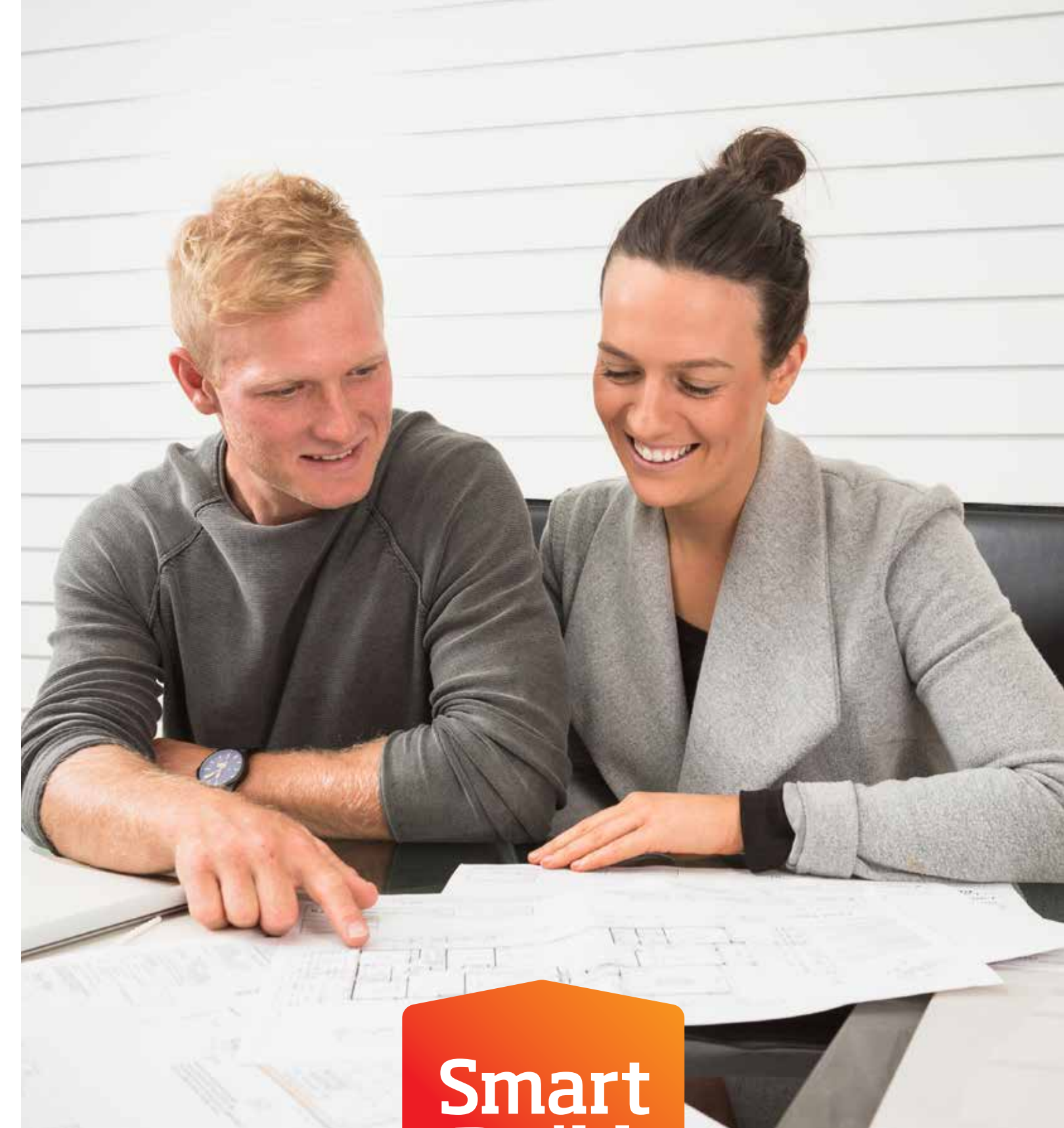
- 3 coat paint system to all internal walls
- 3 coat paint system to internal Doors, Skirting and Architrave
- Acrylic paint finish to exterior timber, metalwork & cladding, gloss finish to entrance door

Garage

- Roller garage door

External

- 2 x Outside Tap



Build the Smart Build way.



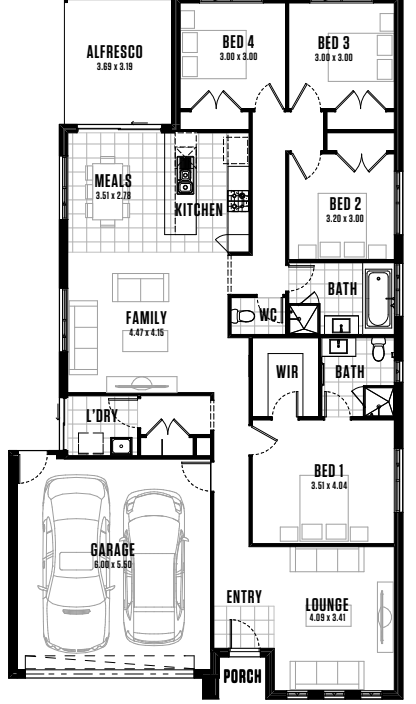
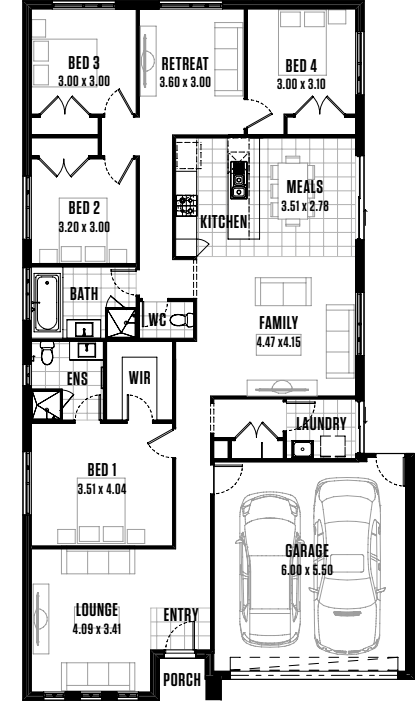
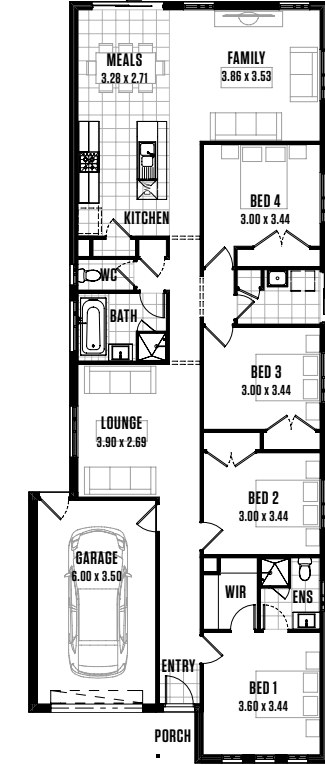
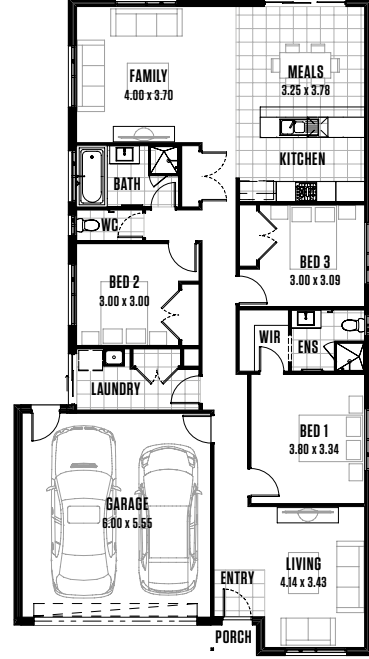
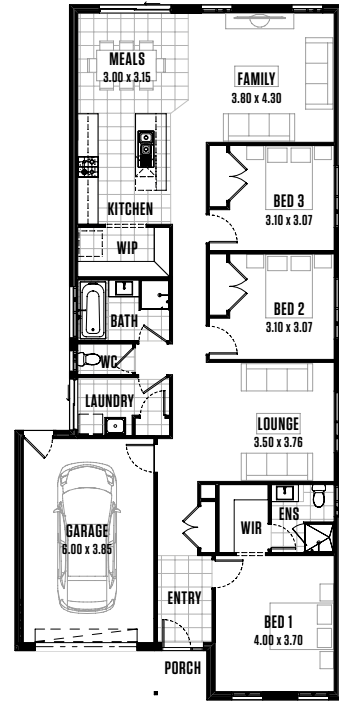
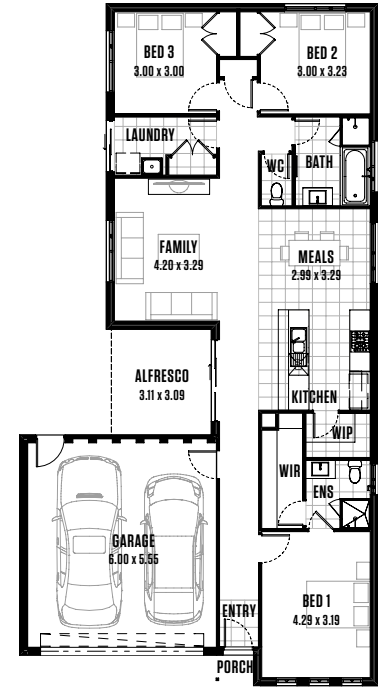
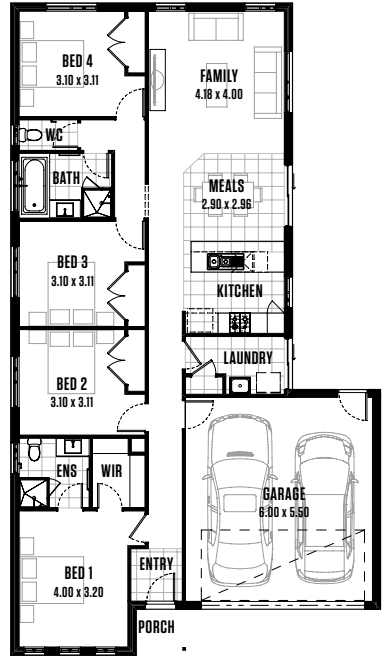
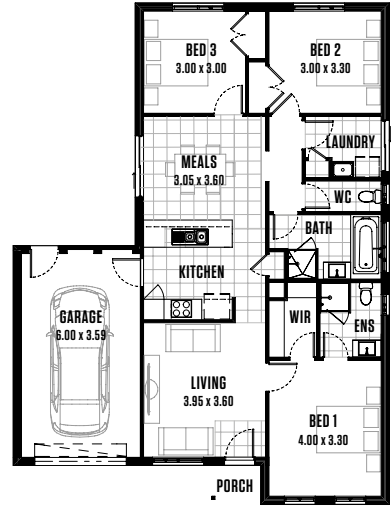
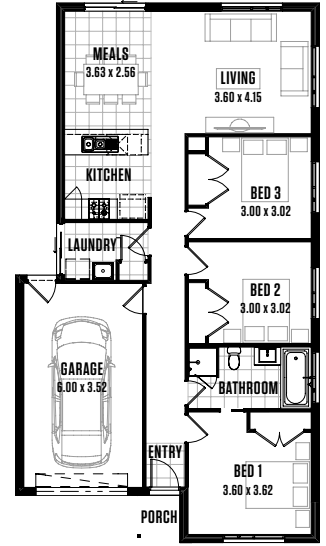
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Plans

Choose a great value plan with a functional layout and modern features that are perfect for any family. Enjoy a choice of single and double garage, 2, 3, 4, and even 5 bedroom options. Plus all Smart Build plans have been designed with proven desirability for future resale in mind.



Bolt

Width: 8.93m
Length: 15.86m

Residence: 101.73m²
Garage: 23.62m²
Porch: 1.95m²
Total: 127.30m² (13.70sq)

> Single Garage option shown. Double Garage option also available.
> Alfresco Option available

Pace

Width: 11.06m
Length: 14.74m

Residence: 104.86m²
Garage: 24.14m²
Porch: 1.83m²
Total: 130.3m² (14.08sq)

> Single Garage option shown. Double Garage option also available.
> Alfresco Option available

Velocity

Width: 10.87m
Length: 19.17m

Residence: 132.89m²
Garage: 37.11m²
Porch: 1.96m²
Total: 171.96m² (18.51sq)

> Alfresco Option available

Tempo

Width: 10.55m
Length: 20.05m

Residence: 126.09m²
Garage: 37.46m²
Porch: 1.13m²
Alfresco: 9.61m²
Total: 174.29m² (18.76sq)

> Single Garage option shown. Double Garage option also available.
> Alfresco Option available

Rapid

Width: 9.62m
Length: 20.43m

Residence: 142.54m²
Garage: 25.52m²
Porch: 2.25m²
Total: 170.31m² (18.33sq)

> Single Garage option shown. Double Garage option also available.
> Alfresco Option available

Rush

Width: 10.55m
Length: 19.32m

Residence: 141.83m²
Garage: 36.36m²
Porch: 1.22m²
Total: 179.41m² (19.31sq)

> Alfresco Option available

Sprint

Width: 8.80m
Length: 22.38m

Residence: 148.74m²
Garage: 23.62m²
Porch: 1.93m²
Total: 174.29m² (18.76sq)

> Single Garage option shown. Double Garage option also available.
> Alfresco Option available

Momentum

Width: 11.20m
Length: 20.02m

Residence: 164.14m²
Garage: 36.14m²
Porch: 1.45m²
Total: 201.73m² (21.71sq)

> Alfresco Option available

Swift

Width: 11.20m
Length: 20.02m

Residence: 152.37m²
Garage: 36.14m²
Porch: 1.45m²
Alfresco: 11.77m²
Total: 201.73m² (21.71sq)

> Alfresco Option available

Facades

We've shortlisted popular colours, styles and textures so your selecting the simple way, the fun way, the smart way. In as little as ten minutes you'll have all your home colours completed.



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Interior Colour Packages



Exterior Colour Packages

