

Already Yours

STUDIO COLLECTION INCLUSIONS

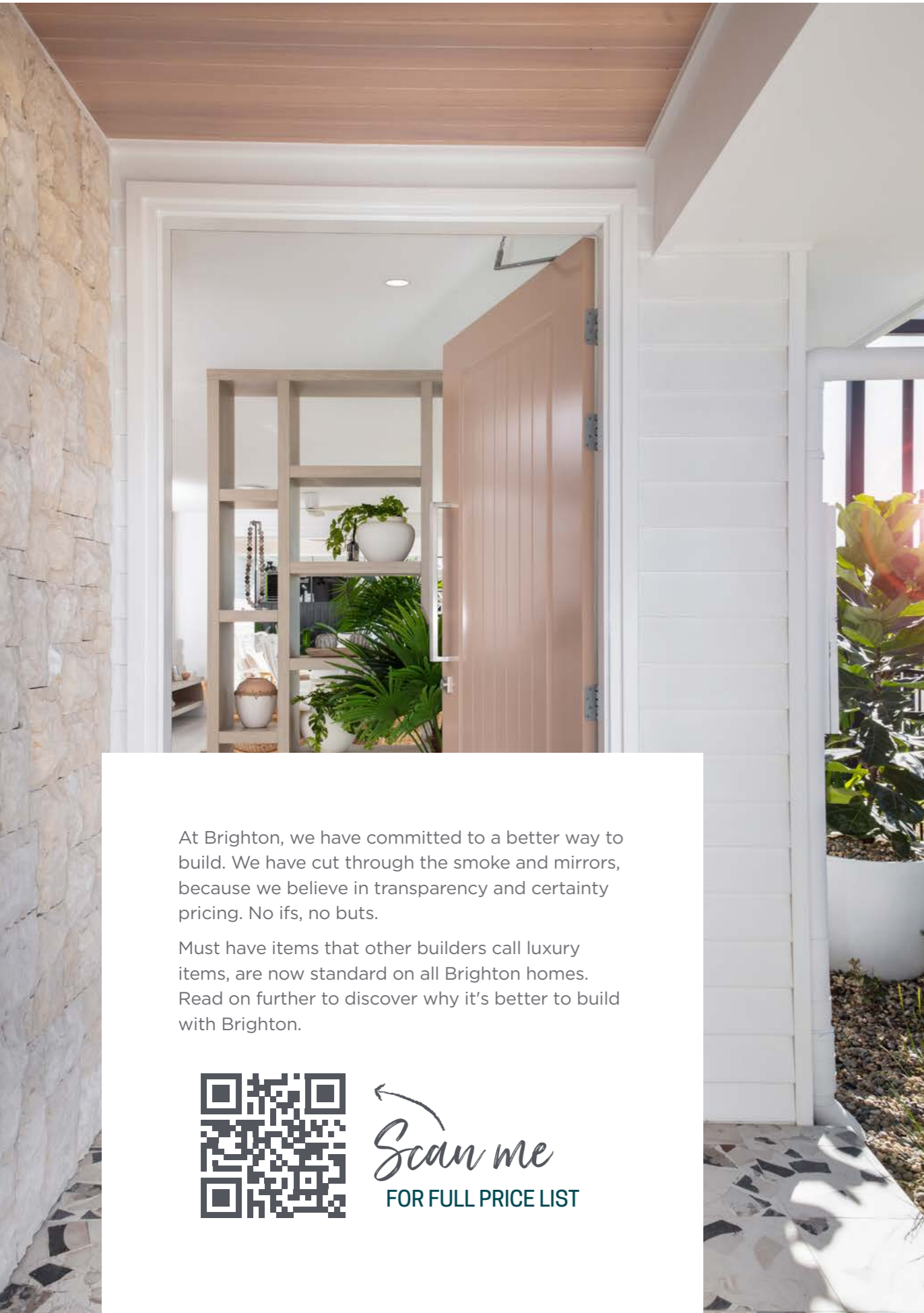


BRIGHTON
HOMES
let life in.



DISCOVER WHY
IT'S BETTER TO
BUILD WITH

Brighton



At Brighton, we have committed to a better way to build. We have cut through the smoke and mirrors, because we believe in transparency and certainty pricing. No ifs, no buts.

Must have items that other builders call luxury items, are now standard on all Brighton homes. Read on further to discover why it's better to build with Brighton.



Scan me
FOR FULL PRICE LIST



COOL
DOWN
IN
comfort



FEEL REFRESHED

Your Brighton home comes with the year-round comfort of 4 Zone Reverse Cycle Ducted Air Conditioning. *Because we know Queensland.*

IT'S WHAT'S
INSIDE THAT
counts

Truecore
THE INNER STRENGTH

WE LOVE A STRONG BEAM

STEEL FRAME

Every Brighton home is known for its outer beauty and inner strength, thanks to a house frame made from TrueCore steel.

TRUECORE® steel is 100% termite and borer proof.

It's not treated with pesticides to keep termites from eating your frame, so it is an ideal choice for those seeking to minimise the use of pesticides in their home.

TRUECORE® steel won't ignite or contribute to the spread of house fire, giving you added peace of mind.

House frames made with TRUECORE® steel are straight and true and built to stay that way.

TRUECORE® steel won't shrink, twist or warp over time, so there's less chance of sticking windows, jammed doors, and wavy rooflines.





EMBRACE
YOUR *floors*



KICK OFF YOUR SHOES

FLOORING

Your Brighton home comes complete with floor coverings. A choice from a wide range of quality tiles throughout your entry and living areas, with luscious carpet through all bedrooms, entertainment rooms, study / home office and upstairs. All year round. At no extra cost.



SOLAR THAT PAYS FOR *itself*

BRIGHTEN UP YOUR HOME

Why pay for a new solar system, when it could just pay for itself? SolarPay is enabling all Brighton home owners to harness the power of the sun, cutting the cost of your household energy bills at the same time as paying off a state-of-the-art solar system. Then after 60 months it's yours to keep and enjoy the full benefits of solar without finance, repayments or interest fees ever.

Your Smart Solar Package Includes:

- 6.6kW Solar System with Tier 1 Jinko Panels and a 5kW SolaX Inverter
- Solar inverter integrated into your wall during construction for a nice clean look
- Free Electric Vehicle Charger installed in your new garage
- Smart Energy App to track your usage and solar on your phone



Enjoy discount green energy with Powershop and reduce your new home's carbon footprint.



Add an optional home battery so you can store excess power for when the sun isn't shining.



Rest assured that your solar panels are built to last with a 10 year warranty.



Track and optimise your electricity usage in real-time directly from your phone or tablet including electric vehicle charger status, flow and cost.

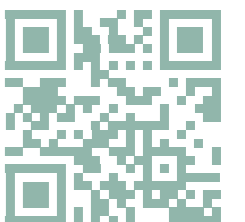
DRIVE SMARTER

Did you know that new homes in Australia will need to be ready for Electric Vehicle's in the next 1-2 years? Which is why Brighton are now including a Smart Electric Vehicle Charger as standard with your already included Solar on all Brighton homes.

- 7.2kW max charging rate
- Wall mounted in garage
- Euro 2 plug - compatible with all major car brands
- Linked to Smart Board with monitoring of charger status, flow and cost via Energy App



Scan me to discover more about SolarPay



What's COOKING



LET'S GET THINGS heated



THE HOME COOK'S DREAM

1 BENCHTOP

20mm Caesarstone benchtop; select from 10+ popular colours in the MyChoice Design Studio.

2 BULKHEADS

Included above your overheads to give your kitchen the complete look.

3 SPLASHBACK

Choose from the MyChoice Design Studio's extensive range of tiles to add that finishing touch to the rear of your kitchen splashback.

4 WIP | PANTRY

Tuck your cooking essentials out of sight with four deep white melamine shelves for all your storage needs (design specific).

5 OVERHEAD CUPBOARD

A space invasion with 2 portrait overhead cupboards to either side of rangehood for all your storage needs.

6 CABINETRY

Any kitchen cabinetry style can be achieved by combining your laminate colour with designer handles. MyChoice Design Studio offers a wide range of shades. Includes 16mm shadowline under benchtop and kickboard.

SOFT CLOSE

Make your kitchen a kid's fingers safety zone, with soft close throughout.

SINK

1 and 3/4 Bowl Stainless Steel Overmount Sink.

DISHWASHER

Provision for Dishwasher with single powerpoint.

MICROWAVE | POT DRAWER

Provision for Microwave with single power point and pot drawer below (design specific).

GAS CONNECTION

One gas point included for natural gas or LPG bottles (LPG bottles are additional as arranged by customer).

TAP

Mizu Drift MK2 Gooseneck Chrome Sink Mixer.



RANGEHOOD

Stainless Steel 90cm Externally Ducted Canopy Rangehood with 3 Speeds and Push Button Control.



FREESTANDING COOKER

Cook like a professional with a Haier 90cm Upright Stainless Steel Cooker featuring 5 Gas Burners, Wok Burner, Cast Iron Trivets, Triple Glazed Door and Flame Failure Detection.



*Image shows upgraded items available at an additional cost such as splashback tiling to behind rangehood, undermount sink, open shelving to corner, profile doors to WIP, sharknose edge to benchtop and butlers pantry.

Make A SPLASH



SACRED ME *time*

RELAX AND UNWIND

1 VANITY UNIT

Choose from a wide range of laminate colours from the MyChoice Design Studio for your designer double portrait door floor mounted vanity unit. Includes 16mm shadowline to below benchtop and kickboard plus wide range of designer handles to complete the look to your bathroom, ensuite and powder room.

2 BENCHTOP

20mm Caesarstone benchtop to main bathroom, ensuite and powder room; select from 10+ popular colours in the MyChoice Design Studio.

3 BATH

The kids will love bath time with this designer rectangular bath including tiled hob surround to main bathroom.

4 SHOWER SCREENS

Our semi frameless overlap shower screen with slimline stainless steel hob angle achieves elegance in your main bathroom and ensuite.

5 MIRRORS

Add light and space to your bathroom with a contemporary frameless mirror to all vanities.

6 FLOOR WASTES

Square chrome floor wastes throughout.



EXHAUST FANS

Externally ducted exhaust fans (where required for NCC compliance).

SHOWER HEADS

Posh Bristol 7 function chrome shower rail to main bathroom and ensuite.

TILING

Choose from a wide range of tiles at MyChoice Design Studio for your bathroom, ensuite and powder room, including floor, shower, vanity splashback and skirting.

TOILET SUITE

Posh Solus Close Coupled Suite with soft close lid.



BASIN

Modern Gap Semi Inset Basin with chrome pop up waste.



TAPWARE

On trend chrome Mizu Drift MK2 basin mixer, shower mixer and wall bath mixer tap set throughout all bathrooms.



ACCESSORIES

Chrome Mizu Drift Accessories: single towel rail to main bathroom, two towel hooks to ensuite, hand towel ring to powder room with toilet roll holders throughout.

SHOW OFF YOUR *style*

MAKE AN IMPRESSION

1 LINEN

Storage, Storage! You'll have all the space you need with four deep melamine shelves to your linen.

2 INTERNAL PAINTING

Choose from 100+ colours for your 3 coat Taubmans 'Endure' paint system to all walls and 2 coat Taubmans Ultimate Enamel paint system to all woodwork. Choose two colours for your colour scheme - one colour to your internal walls and for one your internal woodwork to really show your style. Two coat flat acrylic finish to ceiling.

3 INTERNAL DOORS

2040mm high flush panel doors with a choice of Gainsborough internal lever set (in chrome or satin) and cushioned door stops throughout including to robes and linen.

4 LAUNDRY DOOR

A glass sliding door to outside letting in the natural light and breeze (includes black handle). Design specific.

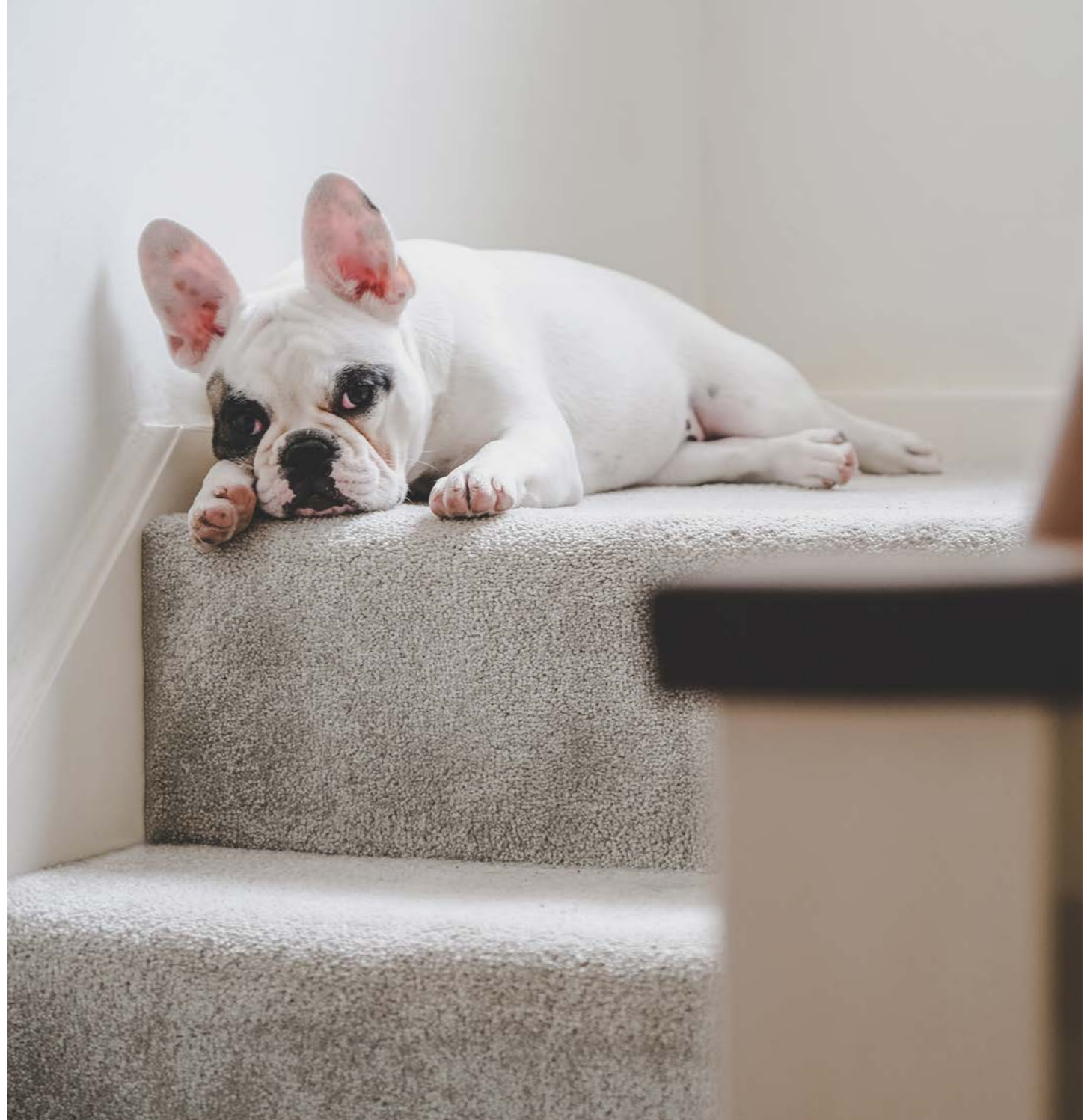
5 ROBES

White melamine shelf with hanging rail to all robes and walk in robes.

LAUNDRY

Get your hands dirty in the laundry with a white laundry trough cabinet, chrome sink mixer and tiled splashback.





DETAILS MATTER

- 1 CEILING HEIGHT**
2440mm ceiling height.
- 2 CORNICE**
75mm cove cornice throughout.
- 3 SKIRTS AND ARCHITRAVE**
42mm architrave and 67mm skirting throughout.

BULKHEADS

Bulkheads throughout help define space and add dimension for that extra architectural flair.

REACH NEW HEIGHTS

Carpet grade staircase with painted stringer, handrail and posts. Powder coated balusters in matt black or satin silver finish in round or square profile. Cute dog not included.



LIVE LIFE
YOUR *Way*

FIND THAT *spark*

GIVE IN TO THE POWER

1 INTERNAL LIGHT POINT

One light point with batten holder and bulb per room, with modern vivid white Clipsal Iconic light switches.

EXHAUST FANS

Externally ducted exhaust fans (where required for NCC compliance).

EXTERNAL LIGHT POINTS

Light up your night with a downlight to your front porch, a batten holder with bulb to your outdoor living and a batten holder with bulb outside your laundry.

HOT WATER SYSTEM

250L Electric Everhot by Rheem.

POWER POINTS

One double power point to each habitable room including garage (single to fridge, microwave space, dishwasher, rangehood and garage door).

SMOKE DETECTORS

Hardwired smoke detectors throughout compliant with legislation.

TELEPHONE POINT

One phone point included.

TV POINT

One TV point to single storey and two TV points to double storey designs.



SAY
HELLO TO
street envy

HEY GOOD LOOKIN'

Personalise your Harlo facade to suit your style.

1 ROOF

Colorbond steel roof with 22.5 degree roof pitch in a range of colours.

2 FASCIA AND GUTTER

Available in a range of Colorbond colours.

3 BRICKS

A wide choice of Austral face bricks to front facade with brick skirt to sides and rear with natural mortar joint.

4 ENTRY DOOR AND HANDLE

Impress your guests with a 1200mm wide painted front entry door with clear glass feature inserts and Gainsborough Trilock 3-in-1 Entrance Lever Set.

5 GARAGE DOOR

Enter with ease with an automatic sectional overhead garage door. Available in 5 different profiles with 20+ colours to choose from.

6 WINDOWS

Let life in with aluminium powder coated windows in a range of colours (with black key locks).

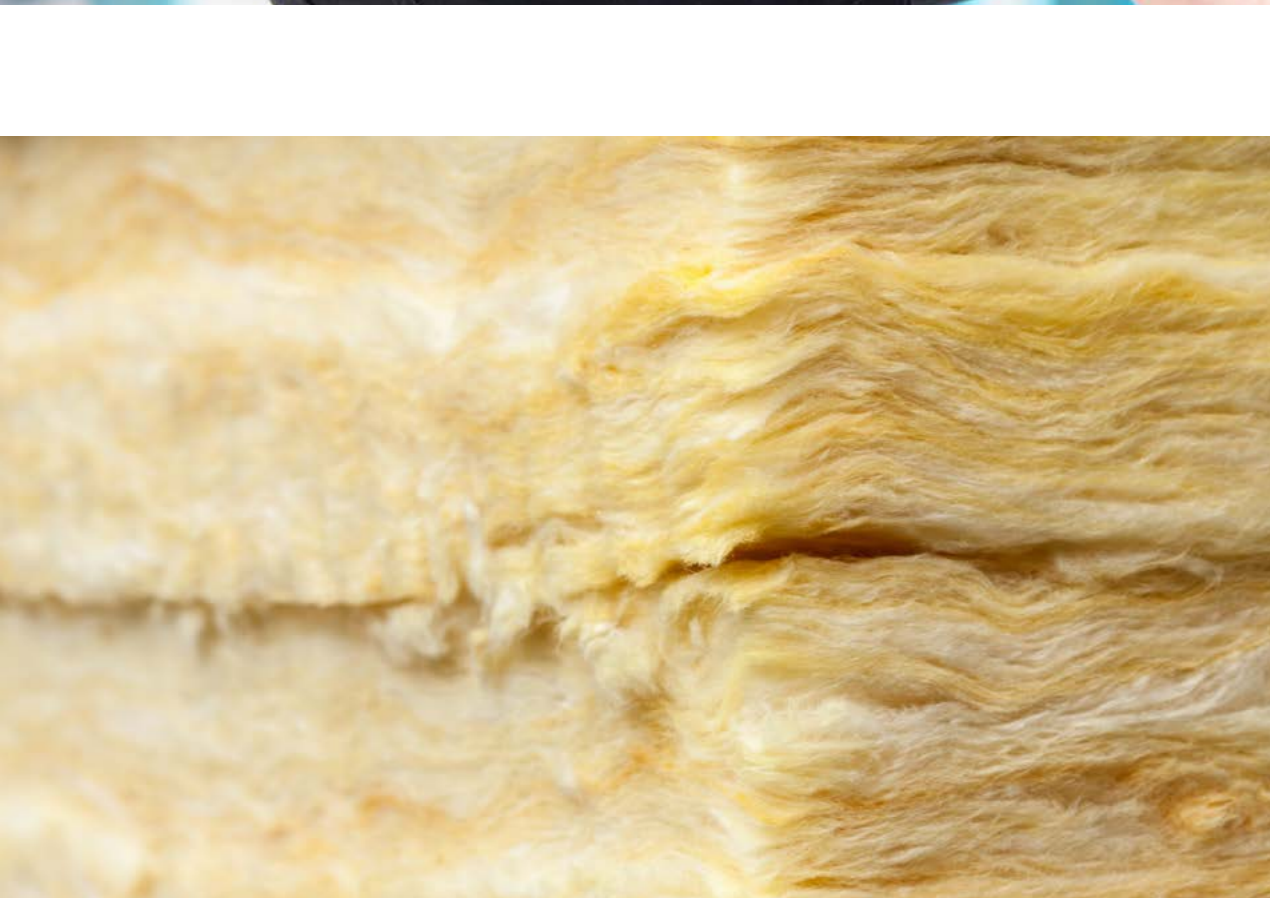
7 PORCH

Fully lined plaster ceiling to porch with downlight.

CLADDING

Lightweight vertical cladding above your brick skirt to sides and rear and to entire upper level of double stories.

NOT JUST A PRETTY *facade*



MADE FROM ALL THE GOOD STUFF

EARTHWORKS

A maximum of 500mm fall made up of 250mm equal cut/fill is allowed.

CONNECTIONS

Blocks up to 640sqm include underground power, sewer, stormwater, and water connection to specific points up to 4.5 lineal metres.

SLAB

Every Brighton home includes an S class slab as standard.

STEEL FRAME

Your house frame will be made from the inner strength of Truecore Steel.

WALL INSULATION

Wall wrap to all external brick veneer walls including garage and R1.5 insulation batts to all external light weight cladded walls.

CEILING INSULATION

R3.0 insulation batts to ceiling including to your outdoor living and garage.

TERMITE PROTECTION

Kordon termite barrier system to AS3660.1

OUTDOOR LIVING

Fully lined plaster ceiling with painted timber beading to outer edge and 2100mm high glass sliding door to outdoor living (includes black handle).

YARD GULLY

Four yard gullies for surface water drainage are included.

GARDEN TAPS

Two external taps - wash your car out the front and your dog out the back.





REFLECT
YOUR
lifestyle



FEEL AT EASE

CONTRACT

HIA 'Peace of Mind' building contract.

COUNCIL FEES

Pricing applies to homes built within the Brisbane City Council area only. Additional fees may apply for construction within other local authorities.

FIXED PRICE

180 Day Fixed Price period (from date of deposit).

INSURANCE

QBCC Insurance Fees and Q Leave Insurance Fees (calculated on base price).

SURVEYS AND REPORTS

Contour survey, soil report and engineers slab design.



IMPORTANT NOTICE: Standard inclusions are effective as at 5th January 2023 on all Brighton Studio Collection Homes, excludes Gallery Collection, Elwood by Brighton, Ready by Brighton and Brighton Built. Please ask your Building and Design Consultant for details on upgraded items shown in displays. A walk through our MyChoice Design Studio is available to you once you receive your quotation to build. Brighton Homes reserves the right to alter specifications, model numbers, suppliers, promotions and pricing without notice. Images in this brochure are to be used as a guide only and contain upgrades such as front doors, fixtures and fittings, appliances, window furnishings, light fittings, supplement joinery, driveways, landscaping and kitchen/bathroom finishes. Images in this brochure may also depict fixtures, finishes and features not supplied by Brighton Homes such as furniture and landscaping. For detailed information about our standard inclusions and charges for optional variations, please talk to one of our Building and Design Consultants. Brighton Homes Pty Ltd ABN 59 089 524 050 — QBCC Act License No: 1250787 © Newcastle Quality Constructions Pty Ltd. All rights reserved. No part of this brochure may be reproduced, stored in a retrieval system or transmitted in any form or by any means without the prior written permission of Brighton Homes.

Paint your own narrative

Choice. It can be pretty exciting. It can define who you are and has endless possibilities. But sometimes, choices can be overwhelming. That's why our dedicated MyChoice Design Team is here to guide you through every step of the way ensuring you feel confident in every decision you make.

With 6 MyChoice styles from Coastal to Luxe, our qualified Interior Designers will identify your personal style preference. You'll feel at ease in our new MyChoice Design Studio, where you can touch, feel and appreciate all the products and materials you'll include in your new home.

Follow our 4 step appointment guide and watch your dream home come to life!

SCAN ME TO VIEW
THE MYCHOICE
DESIGN STUDIO

Virtual Tour



Creating your home style in 4 easy steps:

1.

WALKTHROUGH

After you have paid your initial deposit, you will have access to a Walkthrough where you will have the chance to familiarise yourself with the Already Yours Inclusions, our qualified Interior Design Consultants, and the studio itself in preparation for your Open Studio and Selections Appointments.

2.

OPEN STUDIO

The MyChoice Design Studio offers 'open studio' sessions to allow you to re-visit our studio as often as you like prior to your selections appointment. These sessions will be conducted by an Interior Design Consultant to help you put together schemes, answer any questions you have regarding your package inclusions and provide pricing where possible, to prepare you for your Selections Appointment.

3.

SELECTIONS APPOINTMENT

Be an interior designer for a day and choose all the finishing touches for your new home. From your roof and façade through to your door handles, tapware and paints, this appointment will take a full working day and will be a chance for you to make all the selections for your new home with the professional advice of your personal and experienced Interior Design Consultant.

4.

ELECTRICAL SELECTIONS

We invite you into the Studio for this appointment once you have signed your building contracts and final plans. Your Electrical Selections Appointment will take around 90 minutes and will be a chance for you to choose the electrical fittings, such as lighting and power points, for your new home.



CHOICE
DESIGN STUDIO



BRIGHTON
STUDIO COLLECTION



Proudly part of the
NXT Building
Group