

BY BRIGHTON

elwood
life well lived



I'm all
Yours

INCLUSIONS



When you see this symbol on any item in an Elwood display home, it means that it's already included in the base price. Yep that's right, I'm all yours!

Discover why elwood inclusions are *better*

Elwood by Brighton is committed to providing a building experience that's uncomplicated and effortless. That's why when you step into Elwood what you see on display, is already yours. Yes, that's right it's all included... Well maybe a few things have been upgraded, we couldn't help ourselves!

Elwood is introducing a new way to display, which has just made building your new home so much easier. To discover what's already yours when you build with Elwood, read on further.



Scan me
FOR FULL PRICE LIST

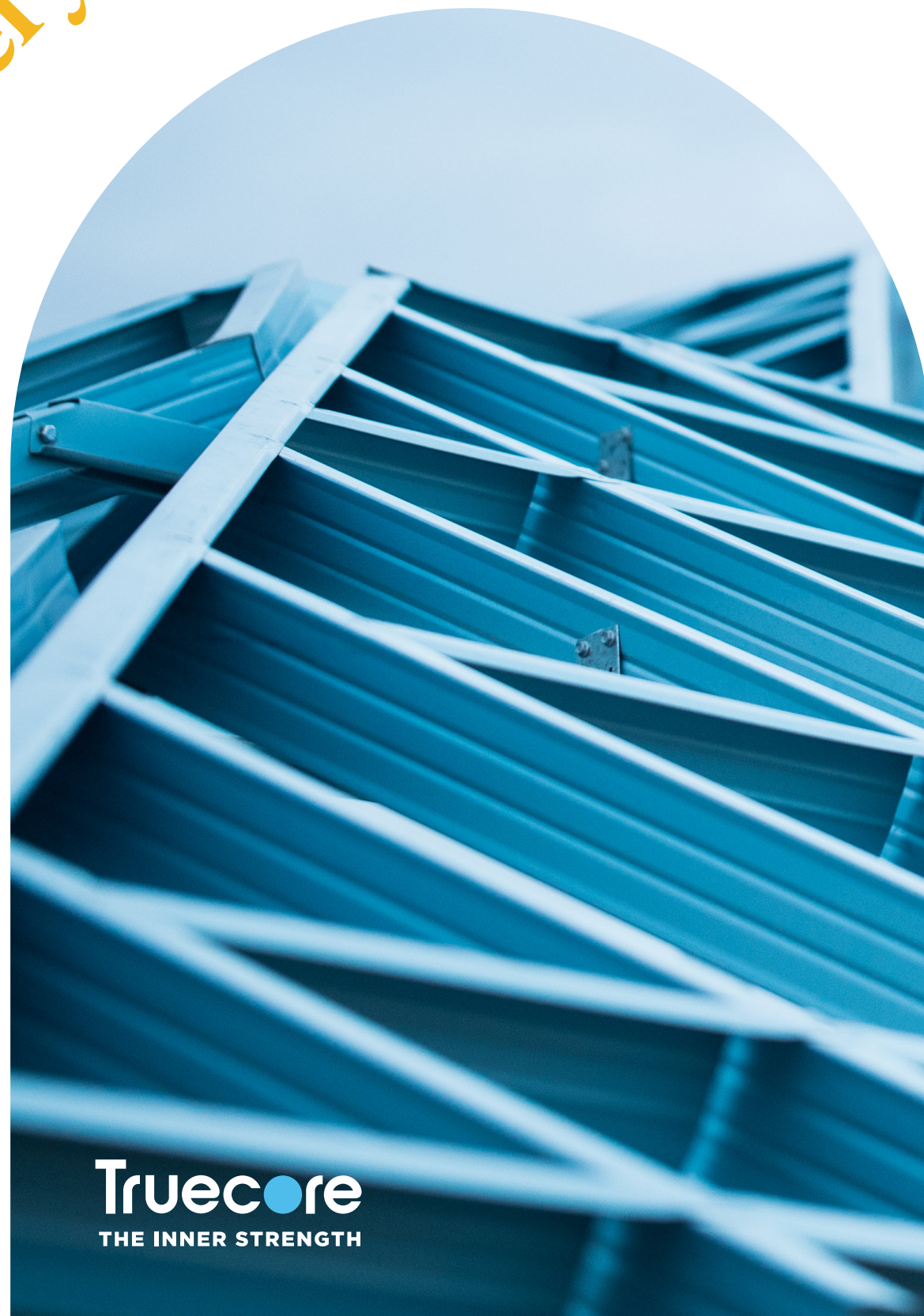
Turning Heads



Personalise your Haelyn 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 facade with brick skirt to front, sides and rear as shown with natural mortar joint.
- 4 CLADDING**
Lightweight vertical cladding above your brick skirt.
- 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.
- 8 ENTRY DOOR AND HANDLE**
Arrive in style with a 1200mm wide painted front entry door with clear glass feature inserts and Gainsborough Trilock 3-in-1 Entrance Lever Set.

Steel your heart



Truecore
THE INNER STRENGTH



What really *matters* is invisible to the eye

STEEL FRAME

Every Elwood 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.

Life happens
in the kitchen



It's time to *heat* things up



1 BENCHTOP

40mm Caesarstone benchtop to island and 20mm Caesarstone benchtop to rear; 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 OVERHEAD CABINETRY

A portrait overhead cupboard to one side of your rangehood for all your storage needs plus open laminated shelves to the other side for a contemporary look.

5 CABINETRY

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

6 SINK

Choice of stainless steel double bowl overmount sink without drainer or 1 & 3/4 bowl overmount sink with drainer.

7 TAP

Mizu Drift MK2 Gooseneck Chrome Sink Mixer.

GAS CONNECTION

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



Let's get cooking

- 1 RANGEHOOD**
Stainless Steel 90cm Externally Ducted Canopy Rangehood with 3 Speeds and Push Button Control.
- 2 FREESTANDING COOKER**
Be the Master Chef of your kitchen with a Haier 90cm Upright Stainless Steel Cooker featuring 5 Gas Burners, Wok Burner, Cast Iron Trivets, Triple Glazed Door and Flame Failure Detection.
- 3 WIP | PANTRY**
Tuck your cooking essentials out of sight with four deep white melamine shelves for all your storage needs (design specific).
- 4 MICROWAVE | POT DRAWER**
28L Built-in Stainless Steel Microwave with trim kit and pot drawer below (design specific).
- 5 DISHWASHER**
60cm Stainless Steel Haier Dishwasher.

Haier





Splish, splash
we're taking
a bath

Soak in the *serenity*

1 FREESTANDING BATH

You won't be able to resist a bubble bath with this designer freestanding back to wall bath.

2 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.

3 BENCHTOP

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

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

Mirror, mirror on your Elwood bathroom wall. Your bathroom includes a contemporary frameless mirror to all vanities.

6 FLOOR WASTES

Square chrome floor wastes throughout.

7 SHOWER HEADS

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

8 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.

EXHAUST FANS

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

TOILET SUITE

Posh Solus Close Coupled Suite with soft close.



BASIN

Modern Gap Semi Inset Basin with chrome pop up waste.



ACCESSORIES

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



TAPWARE

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



Laundry today or *naked* tomorrow

- 1 CABINetry**
Wide laminate cabinet (width design specific) with a choice from a range of laminate colours from our MyChoice Design Studio.
- 2 BENCHTOP**
Laminated 32mm benchtop from a wide range of colours in our MyChoice Design Studio. Includes a 16mm shadowline to below benchtop.
- 3 HANDLES**
Choose from a wide range of designer handles from our MyChoice Design Studio range.
- 4 DROP-IN TUB**
Stainless Steel 42L drop-in tub with concealed bypass.
- 5 TUB TAP**
Chrome sink mixer.
- 6 TILING**
Choose from an extensive range of tiles in the MyChoice Design Studio for your tiled splashback, floor and skirt tile.
- 7 LAUNDRY DOOR**
2100mm high glass sliding door to outside letting in the natural light and breeze (includes black handle).





Make an impression

1 INTERNAL DOORS

Extra high 2340mm flush panel doors (to downstairs of doubles only) with a choice of Gainsborough internal lever set in chrome or satin and cushioned door stops throughout. 2040mm high flush panel doors to linen and robes.

2 LINEN

We never forget the importance of storage! You'll have all the space you need with four deep melamine shelves to your linen.

3 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 one for your internal woodwork to really show your style. Two coat flat acrylic finish to ceiling.

4 ROBES

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



Love *your* floors

FLOORING

Your Elwood home comes complete with floor coverings. A choice of quality tiles or timber trends vinyl flooring throughout your entry and living areas, as well as luscious carpet through all bedrooms, entertainment rooms, study / home office and upstairs. Your feet will love you for it.





It's all in the details

1

EXTRA HIGH CEILINGS

Single storey: 2590mm ceiling height.
Double storey: 2590mm ceiling height to
ground floor and 2440mm to upper level.

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.





Bring that *spark* to your home

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 included.



1





Keep your cool



AIR CONDITIONING

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



Solar that pays for itself

SOLAR PANELS + ELECTRIC VEHICLE (EV) CHARGER

Why pay for a new solar system, when it could just pay for itself? SolarPay is enabling all Elwood 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



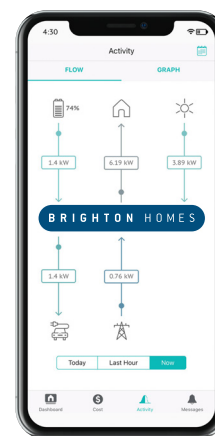
Enjoy discount green energy with Powershop and reduce your new home's carbon footprint.



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 Elwood by 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
- Easy future upgrade to bi-directional (V2G) charger



Scan me to
discover more
about SolarPay



T&C's apply. Visit www.brightonhomes.net.au for details



Not just a *pretty* facade

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 Elwood 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 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.



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.



Brighton Homes Queensland
ABN 59 089 524 050 QBCC Licence No 1250787

brightonhomes.net.au



NXT
Building Group

IMPORTANT NOTICE: Standard inclusions are effective as at 1st January 2023 on all Elwood by Brighton homes, excludes Brighton Gallery & Studio Collections, Ready by Brighton and Brighton Built. Please ask your Building and Design Consultant for details on upgraded items shown in displays. 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 may contain upgrades such as window furnishings, light fittings, feature walls, supplement joinery, tiles and driveways. 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.

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 I'm All 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.



MY
CHOICE
DESIGN STUDIO

B R I G H T O N
H O M E S
let life in.

Proudly part of the
NXT
Building Group