



MARELLA
HOMES

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**FOR
YOUR
PERFECT
START.**

STANDARD INCLUSIONS

At Marella Homes, our inclusions are chosen to make your home genuinely liveable from the start. Every selection is considered for how today's buyers use their spaces, from durable finishes to practical features that add real value.



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Fresh Design, Everyday Ease

Our Standard Inclusions set out everything that comes with your home.

This defined collection has been carefully considered to balance practicality with a modern finish. Each item is thoughtfully selected to deliver everyday reliability while keeping the overall look fresh and contemporary. From fixtures and finishes to the finer details, it's all included as part of one complete package.

By providing a clear and consistent standard, you can feel confident knowing exactly what's built into your home from the very beginning.





Kitchen Inclusions

Crafted with quality materials, our kitchens pair clean, stylish design with everyday functionality.

Supply & Install Kitchen joinery

As per plan. Includes Polytec finish doors, drawers and overhead cupboards in selected colour scheme. MDF painted bulkhead to ceiling above overhead cupboards.

- Handles in selected colour scheme
- Polytec kickboards
- Dishwasher and microwave space (excludes trim kit)
- Soft close doors and drawers throughout
- 1x set of standard drawers
- 1x pot drawer under microwave provision

Alder Soho **kitchen sink mixer** – Colour as per selected scheme.

Tiled splashback to kitchen benches (where applicable)

Caesarstone 20mm stone **benchtops** in selected colour scheme to kitchen.

Abey EN175 stainless steel 1 3/4 bowl **kitchen sink** with drainer.

4x white melamine **shelves to walk in pantry** as marked on plan.

Kitchen appliances

60cm Haier Appliance Package including:

60cm stainless steel electric built-in **oven**

60cm stainless steel four burner **gas cooktop**

60cm stainless steel slide out **rangehood**



Bathroom Inclusions

Create a sleek, contemporary bathroom

with quality tapware, basins, and your chosen scheme tiles for a timeless look.

Tiles to Suit Your Scheme

- Standard height tiles to bathroom, ensuite and powder room (if applicable). Includes 2100mm high tiling to showers, 1200mm high tiling to bath, splashback tile to vanities and skirting tile. Tiled niche to Main Bathroom and Bedroom 1 Ensuite
- Laundry includes floors, 400mm splashback to laundry cabinet, and skirting tile.

Polished edge mirrors to bathroom and ensuite vanities to width of vanity unit.

1520mm or 1675mm **drop in bath** (white) with plug and waste to suit scheme.

Back to wall toilet suites (white) with soft close seat.

Alder Soho **Tapware package** in selected scheme colour.
Basin Mixers, Shower/Bath Mixers, Bath Spout, Kasi bracket Shower outlets

Over-lap Semi Frameless clear glass shower screens to bathroom and ensuite with chrome fixings.

ADP Wall Hung Vanity with cabinet in selected scheme colour with white ceramic basin top including plug and waste. Vanity size nominated in standard design.

Everhard 45 Ltr stainless steel tub and metal cabinet

Standard Range mixer tap, washing machine provision including mini cock taps inside cupboard.

Alder Wish accessories in selected scheme colours.

Double towel rail to bathroom and ensuite, Toilet roll holders, Towel ring to vanities, Robe Hooks

Wall handbasin in white with chrome bottle trap to wc/powder room (as marked on plan)



Interior Inclusions

Linen shelving with 4 x 450mm wide white melamine shelves

Framed mirror sliding wardrobe doors on white or silver track

450mm shelf and rail to robes

Nominal 2450mm ceiling height throughout

90mm cove ceiling cornice throughout

Flush panel 2040mm high paint grade hollow core internal doors

Standard Range Internal range lever set door furniture with round rosette in selected scheme colour

Cover grade staircase featuring MDF treads and risers, painted pine newel post, cap and closed stringer.

Painted or stained handrail with 12mm square steel black powder coated or 16mm round stainless steel balusters

Standard Range carpet and underlay to bedrooms, robes, first floor living areas, study, media and stairs

68 x 18mm dressed all round F/J pine architraves and skirting

3 coat Taubmans internal paint system (or equivalent). Semi-gloss/satin finish to doors, skirtings and architraves.

White ceilings throughout. Chosen scheme colour wall paint in "low sheen" finish.

Finishing touches make a house a home,
from door handles to tiling. Utilise our quality selections to achieve your ideal look.

Your Choice of Main Flooring

Up to 450mm x 450mm scheme floor tiling.

OR

1200 Hybrid plank flooring. Includes trims where required and for Skirting to be finished over flooring. To ground floor entry foyer, hallways, entertaining, dining, living, kitchen, walk in pantry. Excluding study, media room and stairs.



Exterior Inclusions

Your façade defines your home's look.

Our exterior inclusions create a lasting impression with a personalised colour scheme.

Your Fully Realised Facade

Sectional lift garage door in selected scheme colour with textured finish. Including 2x remote handsets and 1x wall button.

22.5 degree concrete tiled roof including heavy duty sarking in selected scheme colour. Bristle Classic roofing OR Designer Range concrete roof tiles

Roof material is dependant on Standard Design.

Face brickwork to all External walls as per plan and design. Marella Homes' schemes outline chosen brick colour to match your style.

James Hardies Hardieplank weatherboard cladding with paint finish to first floor to double storey on applicable designs.

Standard 185mm Colorbond fascia with 115mm Colorbond high front big slot quad gutters 90mm drops and 90mm painted pvc downpipes.

Standard residential aluminium powder coated windows and doors in standard powder colour as per plan.

Translucent glass to wet area windows. Includes standard glazing.

2115 Aluminium Sliding door to laundry entry with clear glazing and keyed lock

OR

2040 x 820 x 40mm clear glazed paint grade finish door to laundry entry with keyed symmetry lockset and deadbolt (as shown on plan)

Front entry door. 2040mm x 82mm x 40mm paint grade with clear glazing. Entry Lever lockset as per selected colour scheme.

Tiled finish to front Patio and alfresco (where applicable)

Aussietecture Feature stone wall cladding to nominated areas as per plan.

Site works, connections and sustainability



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Council Requirements & Preliminaries	Site Works
Lump sum construction contract	Site establishment including all-weather access, temporary site fencing, sediment fencing, builder's toilet, power, water, and signage to comply with OH&S requirements
Architectural plans	
Structural engineering design & inspections during construction	Excavation and benching of site up to 1000mm site fall over the building area. No allowance for Import/Export
Contour survey and Geotech bore hole report	'H1' Class Slab construction to comply with AS2870 designed and certified by a structural engineer.
Building approval application and approval fees during construction	400mm diameter concrete or steel screw piers to suit slab design up to 1.5m (subject to engineers)
Landscape plan for approval purposes	Concrete pump for slab and concrete piercing
Sydney Water fees and sewer inspections	Termite management system installed in accordance with BCA and Australian Standards
Sydney Water contribution fee	Crane hire and hoists
BASIX assessment and certificate	Site clean and removal of all waste from site including tipping fees
Interior Designer internal and external colour scheme selection options	Internal and external builder's house clean
Connection Services	Scaffolding and void protection as required
Sewer connection from home to sewer junction at front of property (standard blocks within property boundaries)	No allowance for retaining walls
Connection of stormwater system to existing stormwater / easement	Structural
Three phase underground main power connection from boundary to meter box (up to 8m)	90mm Treated timber frames and trusses to suit N 2 Wind classification with 50-year guarantee
Water service connection from the house to water meter. Includes two main garden water taps and one water tap connected to water tank - up to 8m	Structural steel as per engineering details
Natural gas connection to home including connection to cooktop, hot water heater and heating point (If applicable)	300mm timber floor joist system (240mm stepped joists to recessed wet areas)
Telephone lead in line (up to 10m) from the street to the home	Recessed wet areas to ground/first floor
26L continuous gas hot water system	
Energy Efficiency & BASIX	
R2.0 insulation batts to external framed walls including internal Living/Garage wall	
R3.0 insulation batts to Living area roof space	
Provide 3AAA rated shower outlets throughout	
Provide 4AAA rated dual flush toilet suites throughout	
5AAA rated tapware throughout	
Provide up to 3,000L rainwater tank with pump (not applicable in recycled water areas)	
Connections to washing machine point, toilets and two external taps located at the side of the home	
Electrical Inclusions	
Standard lights including closed oyster light fitting with Standard wall light point under Stairs (where applicable)	
1x twin fluoro light fitting to Garage, 2x TV points, 2x data points, 2x phone points, 1x 2-way switch to Stairs	
Double power points throughout	
Smoke alarms	
Ducted exhaust fan to Main Bathroom, Bedroom 1 Ensuite, Powder Room, WC, Laundry and additional Ensuite (where applicable as per standard design)	
Appliance wiring, connection and installation	



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TERMS AND CONDITIONS

The Standard inclusions package by Marella Homes is subject to change at any time and Marella Homes reserves the right to substitute any item with an equivalent product. Credits will not be given for the deletion of any inclusion. Some of the inclusions shown or described through this brochure may vary depending on your chosen home design or may have been changed and/or are available at an extra cost. It is also important to note that images in this brochure may depict fixtures, finishes and features not supplied by Marella Homes such as landscaping, fencing, render finishes, roller blinds, feature cabinetry, timber decking, tapware, feature wall colours and finishes, feature lighting, internal furniture, refrigerators and décor items. Images are for illustrative purposes only. Marella Homes is a trading name of Worthington Constructions Pty Ltd Builders license 222440C.

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Unlock Serenity, *and*
Stability Today.

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