

# ENHANCE LIVING

CONTEMPORARY HOME INCLUSIONS





## ENHANCE LIVING

BY INDIGO

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### ENHANCE YOUR HOME THE WAY YOU LIKE IT.

Affordable luxury meets modern design in the Enhance Living inclusions, which couples must-have inclusions with thoughtfully appointed fittings and fixtures.

Showcasing high-end finishes to every space, the Enhance Living Collection by Indigo features an extensive list of luxury inclusions designed to make your home that little bit more special.

## Included — Enhance highlights



### GRAND SPACES

Spaciousness exudes from every zone of the home with high 2590mm feature ceilings to the lower floor of double storeys.



### BATHROOM ELEGANCE

Get that hotel feeling everyday when you step into your feature filled ensuite and family bathroom. Enjoy a range of contemporary fittings from Reece Plumbing, frameless mirrors and wet area tiling from Beaumont Tiles.



### PREMIUM FIXTURES & FINISHES

The Enhance Living range includes contemporary door furniture, mirrored robes to bedrooms and a professional 3-Coat Ultra Premium Paint system.



### GENEROUS LAUNDRY

Washing will be made easy with your 45 litre stainless steel drop-in tub with sleek sink mixer and laminate floor cupboard and benchtop.



### QUALITY CAESARSTONE®

Across the kitchen, ensuite and bathroom you will enjoy the lasting quality and eye-catching beauty of Caesarstone®.



### TIMELESS BEKO APPLIANCES

As your hub for culinary creation, weekend entertaining and quality family time, your kitchen deserves the functionality and timeless design of stainless steel Beko appliances.



### STATEMENT ENTRY DOOR

Create a grand entrance to welcome people to your new home with a painted Corinthian Madison 2040mm high x 1020mm wide entry door.



### FLOOR

Engineered 'M' class waffle pod concrete slab allowance on level site.

**Included** ———  
In your functional  
designer kitchen

**BENCHTOP** **A**

Choose from a selection of Caesarstone® colours for your 20mm kitchen benchtop with optional shadowline at no extra charge.

**SPLASHBACK** **B**

Make a statement with easy to clean, contemporary ceramic tiles for your centrepiece kitchen.

**CABINetry** **C**

Create more stylish storage space with laminated cabinetry including overhead cupboards.

Includes four cutlery drawers with cutlery tray insert.

**TAPWARE** **D**

Mizu Drift Chrome Gooseneck Mixer.

**SINK**

Base 1200mm Double Bowl Sink with Basket Waste.

**DISHWASHER**

Provision for dishwasher with powerpoint plus water connection.

**WALK-IN PANTRY**

Store, stack and access your appliances and ingredients on 5 spacious melamine shelves in your walk-in pantry (plan specific).





**Included** —  
Kitchen appliances



**BEKO 900MM FREESTANDING FAN FORCED OVEN WITH GAS COOKTOP**

- 115-litre oven capacity
- 5 gas burners
- 7 cooking functions



**BEKO 900MM RECIRCULATING CANOPY RANGEHOOD**

- Push button control
- Halogen hob illumination lights
- 2 directional air uptake

**OR**



**TECHNIKA 600MM UNDERBENCH OVEN**

- 83-litre capacity
- 8 cooking functions
- Black glass and stainless steel finish



**TECHNIKA 600MM CERAMIC COOKTOP**

- 4 cooking zones
- Side knob controls
- Automatic safety switch off



**TECHNIKA 600MM RECIRCULATING SLIDE-OUT RANGEHOOD**

- 376m<sup>3</sup>/hr extraction capacity
- 3 speed settings
- Automatically activated push/pull controls

## Included — In your grand ensuite

### BENCHTOP **A**

Easy to clean and available in a range of contemporary colours, your bathroom benchtop is complete with 20mm of Caesarstone®.

### MIRROR

Enhance your sense of space and invite natural light with a well-proportioned frameless vanity mirror.

### DOUBLE VANITY **B**

A high-quality vanity floor unit with fully lined interior and laminated exterior provides plenty of storage space for your personal items. (Double vanity- plan specific).

Select from a range of designer handles to finish the look.

### SHOWER

Aluminium framed clear glaze shower screens for both style and practicality.

### TOILET SUITE

The Posh Dominique Toilet Suite offers a soft closing lid and chrome dual flush button finish.

### TILING

Add character to your Ensuite, Bathroom and Laundry with your choice of ceramic tiles from an extensive range of colours at Beaumont Tiles.



*Image should be used as a guide only and features upgraded items.*

**Included** —  
In your family bathroom



**BENCHTOP** **A**

Easy to clean and available in a range of contemporary colours, your bathroom benchtop is complete with 20mm of Caesarstone®.

**MIRROR**

Enhance your sense of space and invite natural light with a well-proportioned frameless vanity mirror.

**SHOWER**

Aluminium framed clear glaze shower screens for both style and practicality.

**CABINETRY** **B**

A high-quality vanity floor unit with fully lined interior and laminated exterior provides plenty of storage space for your personal items. (Double vanity- plan specific).

Select from a range of designer handles to finish the look.

**TOILET SUITE**

The Posh Dominique Toilet Suite offers a soft closing lid and chrome dual flush button finish.

**Included** —



**TAPWARE**

- A** Mizu Drift Basin Mixer
- B** Posh Solus 180/200mm Bath Outlet
- C** Mizu Drift Wall Mixer with Diverter
- D** Posh Solus Rail Shower
- E** Mizu Drift 300mm Overhead Shower

**BASIN**

- A** Kadu Lux 475 Square Semi-inset Vanity Basin
- B** Roca Debba 250 semi-recessed china vanity basins
- C** Roca Victoria 520 wall basin with chrome bottle trap



**ACCESSORIES**

- A** Base 800mm Double Towel Rail
- B** Base Hand Towel Ring
- C** Base Toilet Roll Holder



**BATH**

- A** Base 1650 White Bath
- B** Posh Solus 1780mm Freestanding Bath (as per master plan)

**Included** ———  
In your spacious  
living areas

### RESORT STYLE UNDERCOVER ALFRESCO

Make the most of the beautiful Queensland weather with seamless indoor-outdoor flow between your living and your generous alfresco area.

### ENTERTAINERS DOOR

Aluminium stacker sliding doors to alfresco add a luxury finish to your home and integrate the inside of your home to the resort style alfresco (as per master plan).

### INTERNAL DOORS

Turn something practical into something stylish with flush panel internal doors with painted readicoat finish.

### DOOR FURNITURE

Internal doors come standard with Lockwood Velocity lever furniture.

### STAIRS

Make your stairs a showcase piece of your new home with closed housed cover grade treads and risers with painted timber posts (plan specific - based on double storey design).



Image should be used as a guide only and features updated items.

**Included** ———  
Polished finishes throughout

**HIGH FEATURE CEILINGS** **A**

Create a more airy, spacious feel to your home with a 2590mm ceiling height to the lower floor of double storeys. 2400mm ceiling heights as standard to upper floor of double storeys and to single storeys.

**ARCHITRAVE & SKIRTING** **B**

Every home design consists of profiled 42mm architraves and 68mm skirtings with a polished paint finish throughout.

**CORNICES** **C**

90mm Cove cornices exude elegance and quality craftsmanship in your new home.

**PAINT** **D**

A professional 3-Coat Ultra Premium Paint System to internal walls, ceiling and joinery shows attention to detail in your new home. Taubmans Endure Low Sheen to internal walls provides a sophisticated touch whilst protecting everyday surfaces from general wear-and-tear.



*Image should be used as a guide only and features upgraded items.*



## Laundry

### CABINETS, SINK & TAPWARE

Washing will be made easy with your 45 litre stainless steel drop-in tub with sleek sink mixer and laminate floor cupboard and benchtop.



## Linen

### STORAGE

Every Indigo Homes plan consists of linen storage that offers plenty of space to keep your linen tidy and easily accessible.



## Bedroom Robes

### MIRRORED WARDROBES

Enjoy plenty of storage space in every bedroom with mirrored sliding doors housing a single white melamine shelf and white powder-coated full length hanging rail.

## Included

### Electrical items



### POWERPOINTS

Conveniently located double power points to all rooms and single power points to appliance positions.

All power points fitted with Clipsal 'C2000' classic plates.

### LIGHTING

Light up each room of your beautiful new home with sustainable fluorescent lamps and classic opal sphere light fittings.

### TV & PHONE

Stream all your favourite free-to-air shows with two digital TV points to your primary living areas.

One telephone point also included.

### FANS

1200mm 3-blade white ceiling fan/lights are included to all beds, living and family areas as standard with a 1200mm 3-blade stainless steel ceiling fan/light to the Alfresco area.

## *Included* ——— Street appeal and outdoor living

### **DESIGNER FACADE**

Stand out from the street with a designer facade. Choose from an extensive range of brick colours at no extra charge.

### **ROOFING**

Choose from a range of Colorbond® steel roof and sarking colours. Colorbond fascia, gutter and painted round PVC downpipes also included.

### **AUTOMATIC GARAGE DOOR**

Convenient sectional overhead garage door comes with 2 handsets for easy access to your home. Choose from the entire range of Colorbond® colours to enhance your street appeal.

### **WIDE FRONT DOOR**

Create a grand entrance to welcome people to your new home with a painted Corinthian Madison 2040mm high x 1020mm wide entry door.

### **CLADDING**

Vertically grooved Scyon™ Axon™ Cladding with paint finish adds loads of character into your facade.

### **WINDOWS & SCREENS**

Architecturally styled aluminum powdercoated windows (with aluminum barrier screens upstairs where required) for a polished look and easy maintenance.



*Image should be used as a guide only and features upgraded items.*

## Included —

### Extra Items

#### ENERGY EFFICIENCY

Enjoy piece of mind that your home is not only stylish but also energy conscious as per the Sustainable Housing Legislation.

#### SMOKE DETECTORS

Safety always comes first with smoke detectors as per the master plan.

#### EXHAUST FANS

Clipsal Fan Light Heater (2 bulb light) to Bathroom and Ensuites.

#### HOT WATER SYSTEM

A Rheem 26 litre/minute gas hot water system will make sure you always have hot water for showers, washing-up or soaking in the bath.

#### INSULATION

Excellent quality insulation.

R2.5 Fibreglass Ceiling Batts to Living Areas and Alfresco.

R1.5 Wall Batts to External Lightweight Cladded Walls (Excluding External Walls with Brickwork Cladding).



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**Included**

Contract items

**CONTRACT PREPARATION**

- Engineers soil test
- Engineers slab design
- Contour survey
- Preliminary building plans
- HIA Plain Language Contact
- All standard Council Fees and Insurances included

**PROTECTION & MAINTENANCE**

- 6.5-year structural guarantee
- 12 month maintenance period
- Engineered slab up to 'M' soil classification
- Engineered treated timber frame trusses
- 3 Coat Ultra Premium paint system
- Temiglass termite barrier
- Environmental Protection Control requirements

**SUSTAINABILITY**

- R2.5 Fibreglass Ceiling Batts to Living Areas and Alfresco
- R1.5 Wall Batts to External Lightweight Cladded Walls (Excluding External Walls with Brickwork Cladding)
- Clipsal Airflow 1200mm 3-blade white ceiling fan/lights to Beds, Living and, Family
- Clipsal Airflow 1200mm 3-blade stainless steel ceiling fan/light to the Alfresco
- All designs achieve a 6-star energy efficiency rating. As per the Sustainable Housing Legislation, 80% of lighting will be fluorescent 1200mm 3-blade white ceiling fan/lights are included to all beds, living and family areas as standard with a 1200mm 3-blade stainless steel ceiling fan/light to the Alfresco area.

**Included**

Indigo's comprehensive guarantees and support



INDUSTRY EXPERIENCE



STRUCTURAL GUARANTEE



MAINTENANCE PERIOD



QUALITY BUILD INSPECTIONS



DEDICATED EMERGENCY SUPPORT

Suppliers

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