

# DIVERSE BUILDERS

## COMPREHENSIVE INCLUSIONS

Exceptional homes at affordable, family-friendly prices.



# WE BUILD AFFORDABLE HOMES FOR GOULBURN VALLEY FAMILIES.

Just Because You're Not Building A Multi-Million-Dollar Home, Doesn't Mean You Need To Settle For Less.

Our Comprehensive Inclusions Offer Premium Features That Many Other Builders Consider Upgrades. After 40+ Years And Over 200 Homes, We Truly Put Your Family's Needs First. We Provide High Quality Fixtures And Finishes To Ensure Your Family Has A Beautiful Home To Live In For Years To Come.





# CONSTRUCTION

## SITE PREP AND SERVICE CONNECTIONS

- Sewer Connection Up To 12m
- Single Phase Underground Power Up To 30m From Supply Point
- Water Tapping With 1 Garden Tap At The Water Meter And 2 On The Dwelling
- Stormwater Connection To Lpod Within 8m Of The Dwelling
- Nbn Ready
- Bal 12.5 Compliant

## TERMITE AND PEST CONTROL

- Termite Protection Collars To All Slab Penetrations (Part A)
- Termite Protection Plasmite Physical Barrier To The Slab Perimeter Below The Wall Frame (Part B)
- Termite Resistant Structural Wall And Roof Framing With 25 Year Guarantee



## FOUNDATIONS

- Class H1-D Soil Classification
- 100mm Thick Waffle Pod Slab Design
- Concrete Slab Strength 25mpa
- Cut And Fill Up To 300mm Over Building Area (No Soil Removed)
- 36m2 Allowance For A Concrete Driveway In Natural Finish
- Porch And Alfresco To Be Concreted In Natural Finish



### HIGHER LEVEL INCLUSION

Ponded Slab Curing Slows Down The Drying Process To Avoid Cracks In The Concrete.



## STRUCTURAL

- 90mm X 35mm T2 Timber Studs
- Stud Wall Spacings 450mm
- Ceiling Height 2550mm
- Pre-Fabricated Trusses
- Timber Framed Bulkheads
- 89mm X 89mm X 2.5mm Duragal Steel Posts
- Up To Class N2- Non Cyclonic
- 10 Year Structural Guarantee

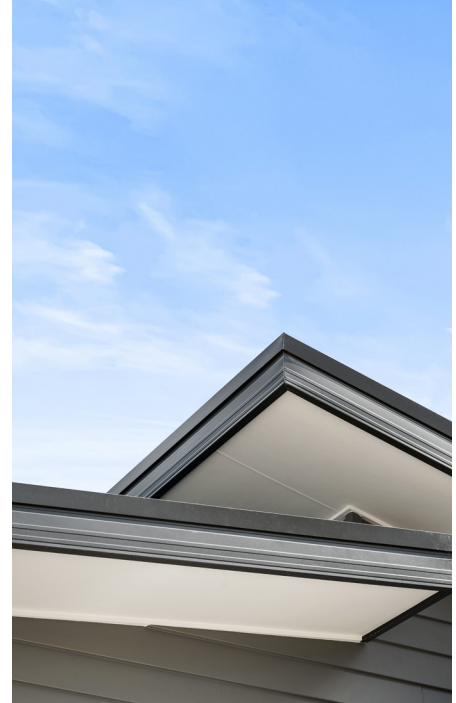


### HIGHER LEVEL INCLUSION

Timber Framed Bulkheads Are A Stronger Quality Product As They Prevent Less Plaster Movement And Provide A Better Quality Finish.

# ROOFING & EAVES

- Colorbond Custom Orb 0.42mm On Metal Battens
- External Roof Pitch 25 Degree
- Hip And Valley Roof Design
- Colorbond Novaline Metal Fascia
- Anticon 60 Roofing Blanket
- Colorbond Quad Style Slotted Overflow Gutters
- Windmaster Whirlybirds As Per Plan (Approx. 2)
- Painted 90mm Round Pvc Downpipes
- 450mm Eaves - James Hardie Fc 4.5mm
- 42x18mm Primed Pine Trim To All Eaves
- Eave Vents

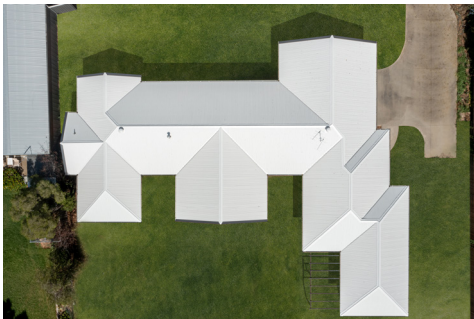


**Colorbond®**



## HIGHER LEVEL INCLUSION

Anticon 60 Roofing Blanket Enhances Insulation With Its High R-Value And Minimises Noise, Making It A Great Option For A More Comfortable And Quiet Environment.



# WINDOWS

- Double Glazed Clear Windows And Doors
- Flyscreens With Aluminium Mesh To All Openable Windows And Sliding Doors
- Key Locks To All Windows And Doors
- Primed Pine Reveals Throughout



# BRICKWORK

- 23 Choices
- Natural Or Off-White Mortar Joins
- Pipe Rolled Joins
- Bricks Above All Windows And Doors
- Painted Galvanized Lintels



# INSULATION

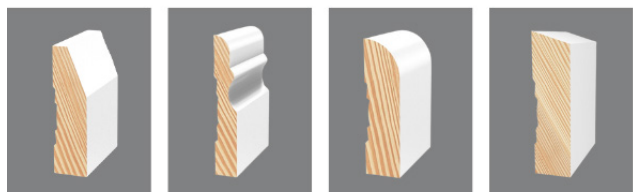
- Ceiling Insulation Batts - Bradfords Gold Hi-Performance R5.0
- External Wall Insulation Batts Including Internal Garage - Bradfords Gold R2.5
- Internal Wall Insulation Batts - Bradfords Gold R2.5

# PLASTER

- 10mm Plasterboard Installed On Laser Leveled Ceiling Battens
- 10mm Water Resistant Board Surrounding Tap Penetrations
- 6mm Villaboard To All Wet Area Walls
- 75mm Cove Ceiling Cornice

# SKIRTING & ARCHITRAVES

- Primed Pine Skirtings And Architraves Throughout
- Australian Colonial, Single Bevel, Half-Splayed And Bullnose Styles
- Architraves 67mm X 18mm
- Carpet Area 92mm X 18mm
- Vinyl Plank Area 67mm X 18mm
- Garage 138mm X 18mm



# BENCHTOPS

- Quantum Zero Deluxe Range
- 40mm Stone Benchtops To Kitchen
- 18 Stone Choices
- Premium Laminate Benchtops To All Other Areas
- Over 100 Laminate Benchtop Choices

**QUANTUMzero**  
RECYCLED SURFACES

**Laminex®**



**HIGHER LEVEL INCLUSION**  
Finishes Available In Natural, Chalk And Nuance For A Better Finish And More Durability.

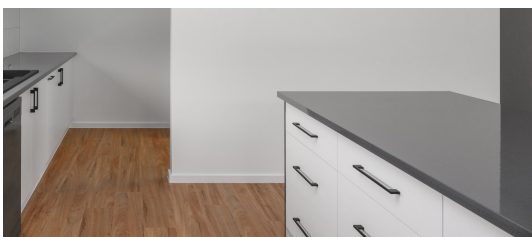


# CABINETRY

## Hardware

- Cabinetry Handles Throughout
- Soft Close Doors And Drawers Throughout

*touch*  
HANDLES



# CABINETRY

## KITCHEN

- 40mm Stone Benchtops To All Kitchen Benchtops
- Twin Slide Pull Out Bins
- Microwave Provision
- Double Bowl Undermount Sink
- Two Sets Of Three Pot Drawers
- All Joinery Cupboard Doors Except Pot Drawer Locations
- Undermount Rangehood Built Into The Cabinetry
- Overhead Cupboards With 2 X Adjustable Shelves
- Overhead Cupboards Above Fridge Space
- 300mm Breakfast Bar To Island Bench

## LAUNDRY

- Twin Slide Out Hamper
- Underbench Washing Machine Provision
- Laminate Benchtop
- Benchtop From Wall To Wall (Plan Dependant)
- 45l Stainless Steel Single Bowl Trough

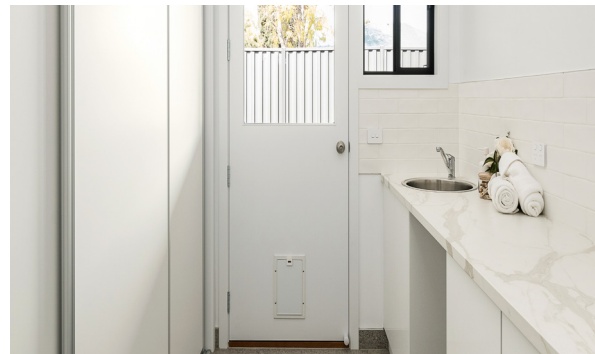
## ENSUITE & BATHROOM

- Vanity With Counter Top Basin
- Vanity 1200mm Wide In Ensuite
- Vanity 900mm Wide In Bathroom
- 850mm Benchtop Height To Suit A 100mm High Countertop Basin
- Cupboard Doors With One Adjustable Shelf
- One Bank Of Three Drawers
- Laminate Benchtop
- Floating Look Recessed Kicker



### HIGHER LEVEL INCLUSION

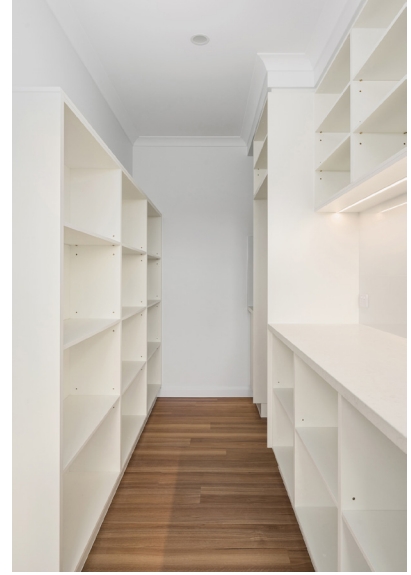
Undermount Double Bowl Sink For An Enhanced Aesthetic Appeal And Higher Quality Finish.



# CABINETS

## WALK-IN PANTRY

- 600mm Wide Laminate Benchtop
- Open Pigeonhole Type Shelving Under Bench In White Melamine Board
- Bulkhead To Ceiling



## MASTER WALK-IN ROBE

- 1 X Set Of 4 Adjustable Shelves At 2.0m X 600mm Wide With Built-In Double Hanging Space
- White Melamine Board
- All Robe Shelving Is On A Kicker For Master Wir



## BEDROOM ROBE

- 1 X Set Of Three Fixed Shelves At 600mm Wide On A Kicker
- Single Shelf At 2.0m High And Hanging Rail At 1800mm High With No Kicker
- 2400mm High Sliding Doors Powdercoated Frame With A Vinyl Finish



## BUILT-IN LINEN

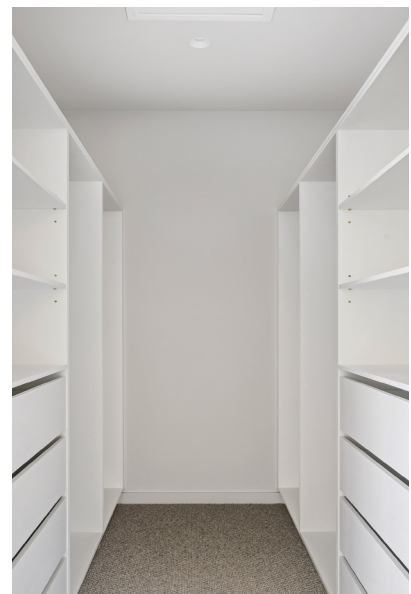
- 4 X Fixed Shelves 400mm Deep
- Storage For Brooms And Utilities
- 2400mm High Sliding Doors Powdercoated Frame With A Vinyl Finish
- 2400mm High Doors

## POWDER / WC

- 850mm Benchtop Height To Suit A 100mm High Countertop Basin
- Cupboard Doors With One Adjustable Shelf
- One Bank Of Three Drawers (Plan Dependent)
- Laminate Benchtop
- Floating Look Recessed Kicker

## WALK-IN LINEN

- 4 X Fixed Shelves 400mm Deep
- Storage For Brooms And Utilities



# INTERNAL PAINTING

- All Colourways From Dulux Wash And Wear
- 3 Coat System
- Aqua Enamel Gloss Or Satin Finish To Internal Mouldings And Doors



### HIGHER LEVEL INCLUSION

Dulux "Wash & Wear"  
Guarantee Offers 10 Extra  
Years Mould Resistance!

# EXTERNAL PAINTING

- All Colourways From Dulux Weathershield
- Specially Designed To Provide A Tough, Hard-Wearing Finish That Provides Protection From All Weather Conditions



# INTERNAL DOORS

- Hume Redicote Flat Panel  
870mm X 2040mm
- Flush Pull Cavity Unit  
(2040mm X 870mm X 90mm)
- Evolution Cavity Sliding Door Unit



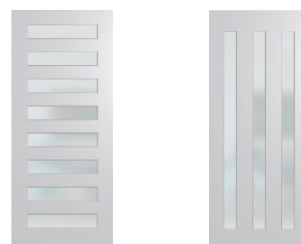
# EXTERNAL DOORS

## ENTRY DOOR

- Hume Hinged Entry Door - 920mm X 2040mm
- Hinged Meranti Door Frame With Self Draining Aluminium Sill
- 20 Style Choices

## GARAGE DOOR

- Duracote Flush Solidcore Door - 870mm X 2040mm



# DOOR FURNITURE

- External Entrance Pull Handles On Front Entry Door
- External Entrance Deadbolts On Front Entry Door
- External Entry Leversets On Front Entry Door And/Or External Garage
- Internal Handles Throughout With 17 Style Choices
- Modern Flush Pull Handles
- Modern Range Of Door Stops
- Available In Black Or Satin Chrome





# GARAGE DOORS

- Sectional Door 2250 X 5100mm
- Available In Standard Colorbond Range
- Auto Opener With 2 Handsets And 1 Wall Mount
- Available In Georgian, Regency, Mediterranean And Cosmopolitan Styles



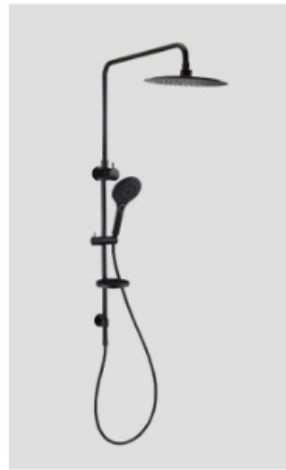
# TILING

- Gold Range Tiles (300mm X 600mm Or 600mm X 600mm) On All Walls And Floors
- 300mm X 600mm Or 600mm X 600mm Porcelain Rectified Edge Tiles 2.1m High (Showers Only)
- Kitchen Splashback Feature - Up To 4m<sup>2</sup>
- Labour To Install Feature Tile To The Kitchen - Herringbone, Brickbond Or Mosaic (Up To 4m<sup>2</sup>)
- Smart Tile Floor Waste
- 100mm Skirting Tiles To Wet Areas
- Splashback Height 400mm With Returns In Laundry
- Splashback Height In-Between Overheads Or Up To 700mm In Kitchen
- Splashback Height 300mm Above Vanity Benchtops
- 1200mm High Tiled Height Behind Baths
- 600mm X 300mm Niche To Each Shower With Tile Trim



# TAPWARE & ACCESSORIES

- Functional And Stylish Fixtures From Raymor
- Raymore Undermount Or Overmount Sink To Kitchen
- Available In Chrome, Brushed Nickel, And Matte Black



raymor



# APPLIANCES

- 90cm Induction Cooktop
- 60cm Freestanding Dishwasher
- 80cm Integrated Rangehood
- 90cm Multi-Function Oven
- Available In Stainless Steel



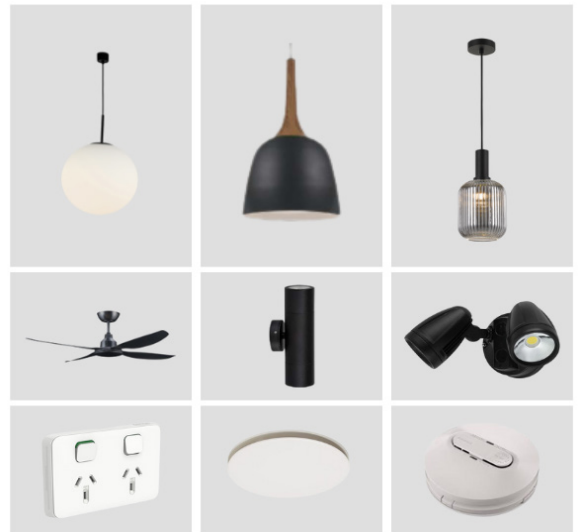
# ELECTRICAL & LIGHTING

## FEATURE LIGHTING PACKAGE

- 2-3 Pendant Lights Above Island Bench
- 2 X External Wall Lights To The Garage Facade
- 1 X Ceiling Fan In Alfresco
- 2 X Floodlights With Sensor

## ELECTRICAL FEATURES

- 2 X Double GPO'S Per Room
- 3 X To Kitchen Area
- 1 X Led Downlight Per 8m<sup>2</sup> (Room Size Dependent)
- 2 X Single Led Fluro Lights To Garage
- Tv Antenna Included With 2 X Tv Points
- 2 X Cat 6 Data Points
- 1 X Outdoor Weatherproof Gpo To Alfresco
- Interconnected Smoke Alarms With Battery Back-Up
- Sealed Exhaust Fans
- Rangehood And Bathroom Vents Are Extracted To The Atmosphere
- Clipsal Iconic Switchplates And Powerpoints
- Clipsal Iconic Outdoor Twin, Switched Socket Outlet



# HEATING & COOLING

- Premium Inverter Ducted Refrigerated Heating And Cooling System
- Digital Wall Controller
- Up To 12 Outlets, Including Wet Areas
- Metal Eggcrate Style Return Air Grilles Located Centrally
- Round Supply Outlets
- R1.5 Flexible Ducting



### HIGHER LEVEL INCLUSION

R1.5 Flexible Ducting To Reduce Temperature Loss Through Temperature Transfer.

# SHOWER SCREENS & MIRRORS

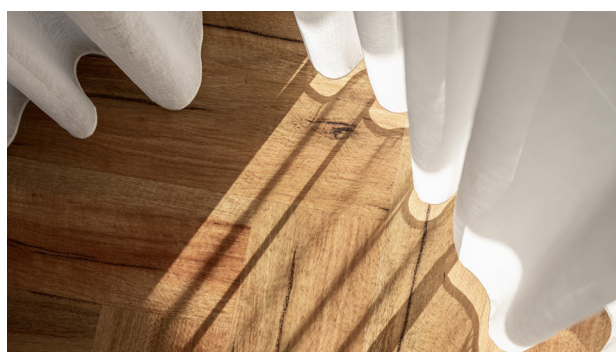
- 2100mm Semi Frameless With Pivot Door And Clear Glass
- 4mm Polished Edge Mirror 900mm High X Length Of Vanity



# VINYL & CARPET



- 36 Premium Vinyl Plank Choices
- 16 Luxury Carpet Choices
- 10mm Foam Underlay
- Luxury Transition Trim Between Floor Coverings For A Flush Finish



# PV SOLAR

- Premium 6.6kw Pv System
- 15 X Jinko Tiger Neo 440w Panels
- Sungrow/Jinko 6kw Grid Connected System
- 1 X Sungrow Inverter
- Can Be Connected To Batteries And EV Charger



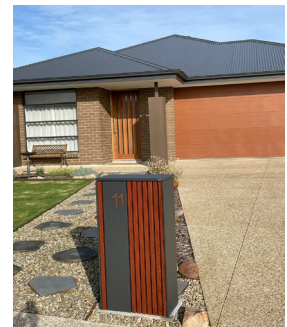
# HOT WATER SERVICE

- Solarhart Aqua Tech Dynamic X8 260l Heat Pump Hws
- Installed On A Concrete Pad



# MAILBOXES

- Milkcan Mailbox From Their Modern, Classic Or Industrial Collections
- Maximum Mailbox Signs And Numbers Dependant On Model



# CLOTHESLINES

- Austral 28.5m Clothesline
- Available In Woodland Grey, Surfmist, Monument, Dune And Classic Cream



# COMPLETION

- Professional House Clean
- Construction Rubbish Removed From Site
- 90 Day Maintenance Program





## Diverse Builders

Building homes for Goulburn Valley families.

0440 138 382

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[www.diversebuilders.com.au](http://www.diversebuilders.com.au)

### Display Home

34 Lorikeet Street, Kialla VIC 3631

### Numurkah Office

114 Melville Street, Numurkah VIC 3636

*Scan To View  
Our Plan Range*



*Scan To Book  
A Discovery Call*

