



Inclusions

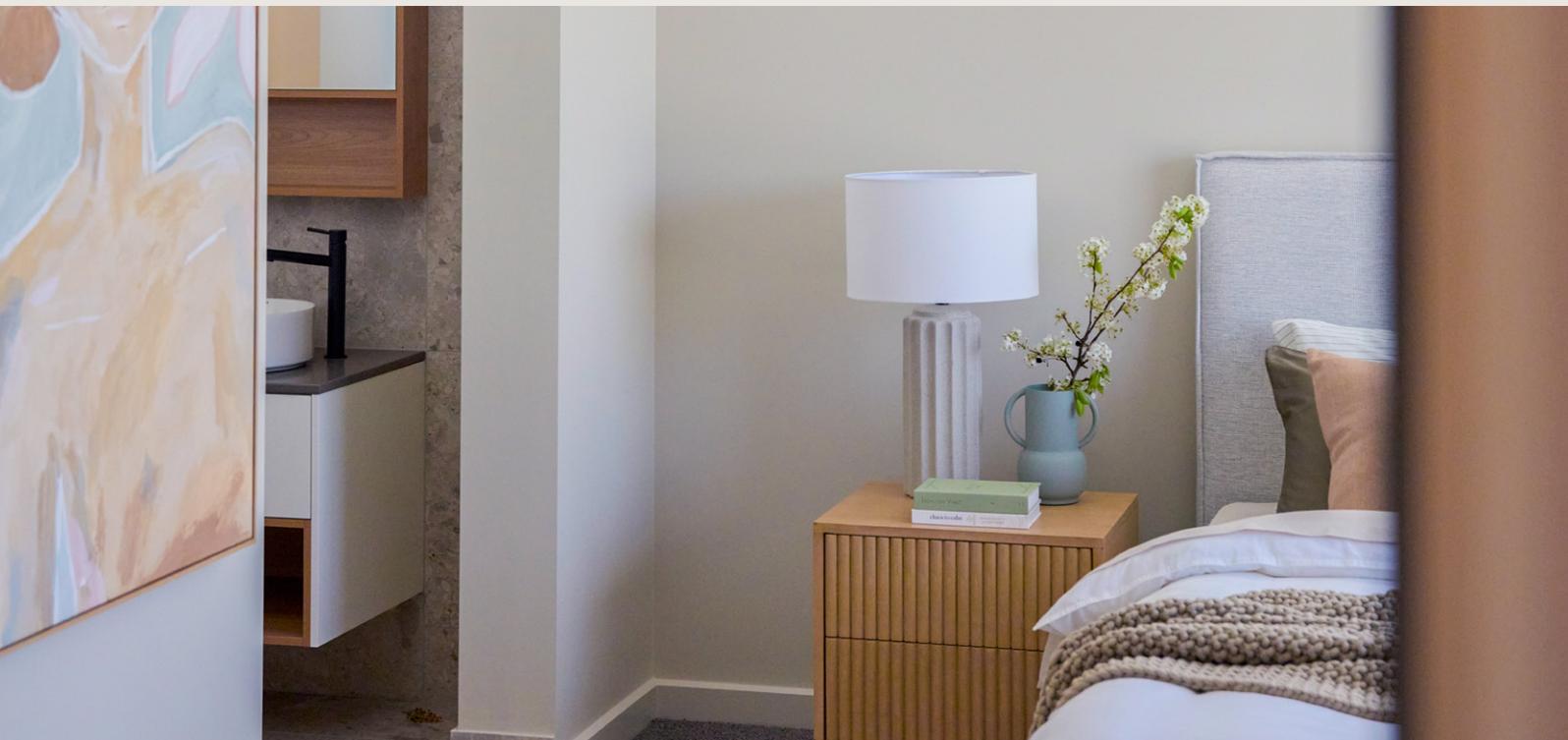
DAVIS SANDERS



Committed to quality

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Your Inclusions

Enjoy your stunning new home with elevated inclusions we're proud to call our standard.

At Davis Sanders, we're dedicated to ensuring your home is not just beautiful, but exceptional in every detail. Our inclusions redefine a new standard for quality and sophistication. From the strength of a Colorbond steel roof to the innovative quality of Fisher & Paykel appliances, our unwavering commitment to quality ensures your everyday living is nothing short of extraordinary.

Paving the way to a greener future, your home also includes heating and cooling, energy saving solar panels, double glazing and LED downlights.



7-STAR ENERGY RATING

All Davis Sanders homes have a 7-Star Energy Rating, so you can enjoy year-round comfort while saving on your energy bills.

Inclusions

Kitchen

More than just a kitchen, it's where your family gathers, where days begin and nights wind down. The space that truly feels like home.

Welcome to your kitchen, the heart of your Davis Sanders home. It's where meals are made with love, stories are shared and moments turn into memories.

With world-renowned names like Caesarstone, Fisher & Paykel, Laminex and Polytec, everything is chosen to make your kitchen feel both welcoming and thoughtfully finished.



Kitchen

CABINETRY

- Laminate finish melamine doors
- Soft-close doors and drawers
- Selection of handles from our project range
- Pantry fit out (subject to design)
- Double bin drawers

BENCHTOPS

- 20mm stone benchtop, quantum quartz or caesarstone
- 900mm wide island bench, including 300mm breakfast bar overhang (subject to design)

SPLASHBACK

- Tiled splashback
- Tiles from the builders select range

SINK & TAPWARE

- Double bowl inset stainless steel sink
- Mizu Drift or Silk gooseneck curve sink mixer available in chrome, brushed nickel or matte black

APPLIANCES

Fisher & Paykel stainless steel appliances

- 90cm built-in oven
- 90cm glass Induction cooktop
- 90cm integrated rangehood
- Freestanding dishwasher



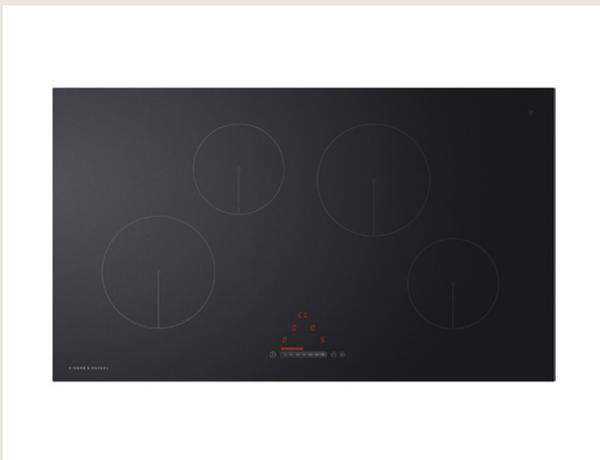
Kitchen



Fisher & Paykel
Contemporary Dishwasher



Fisher & Paykel
90cm Built-In Oven



Fisher & Paykel
90cm Black Glass Induction Cooktop



Fisher & Paykel
90cm Integrated Insert Rangehood

Kitchen



Memo Hugo 1 & 3/4 Bowl Sink
One Taphole Right Hand Bowl with Drainer Stainless Steel



Mizu Drift or Silk Gooseneck Curve Sink Mixer (Lead Free),
Chrome, Brushed Nickel or Matte Black



Pantry Fit Out (subject to design)



Standard Pantry Fit Out,
with Four White Melamine Shelves

Inclusions

Bathrooms & Ensuites

Your bathroom and ensuite become a private retreat, calm, functional, and beautifully finished.

At Davis Sanders, our bathroom inclusions are chosen for lasting quality and timeless style. From elegant benchtops and considered fixtures to streamlined cabinetry, every detail is designed to elevate your daily routine.

Balanced and finished with care, these spaces are made to feel practical, and effortlessly liveable, morning to night.



Bathrooms & Ensuites

CABINETRY

- Stone finish benchtop
- Laminate finish melamine doors
- Soft-close doors and drawers
- Selection of handles from our project range

TILES

- Ceramic floor tiles to all wet areas
- Bathroom / Ensuites walls to 1200 high and 2m in showers
- Tiles from the Beaumont Silver and Gold ranges

SINKS

- Posh Domaine semi inset overflow basin one taphole white
- Kado Lux round semi inset basin one taphole 460mm white with overflow

TOILETS

- Posh Domaine rimless toilet with soft-close

TAPWARE

- Mizu Drift or Silk tapware in chrome, brushed nickel or matte black
- Mizu Drift or Silk shower mixer tap kit in chrome or matte black (Lead Free)
- Mizu Drift overhead showerhead 200mm with gooseneck arm OR Posh Domaine twin rail shower 220mm

BATH

- Posh Solus bath 1600mm, freestanding, back to wall or back to corner

ACCESSORIES

- Towel rail, hand towel holder, toilet roll holder
- Semi-frameless toughened glass shower screens with frameless pivot door
- Tiled recessed shelf



Bathrooms & Ensuites



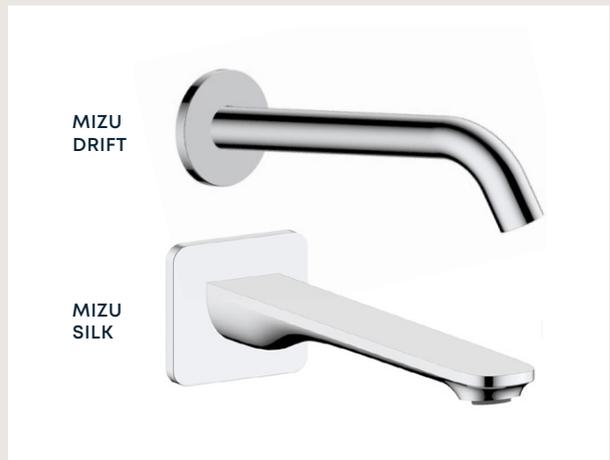
Kado Lux White Round Semi Inset Basin
One Taphole 460mm with Overflow



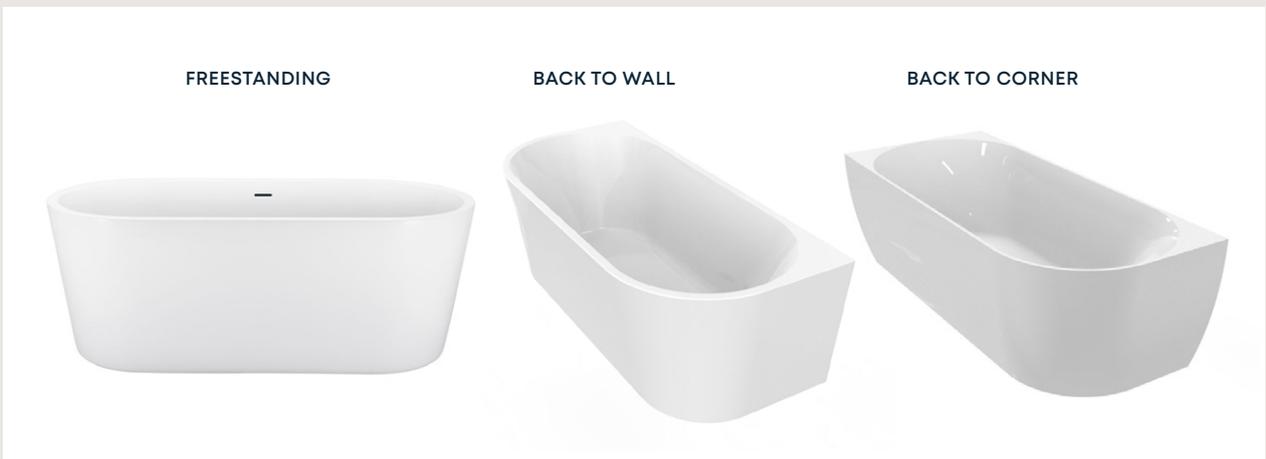
Posh Domaine White Semi Inset Basin
One Taphole with Overflow



Posh Domaine Rimless Toilet with Soft-close



Mizu Drift Wall Basin/Bath Outlet Curve Spout
200mm Chrome



Posh Solus Bath 1600mm, Freestanding, Back to Wall or Back to Corner

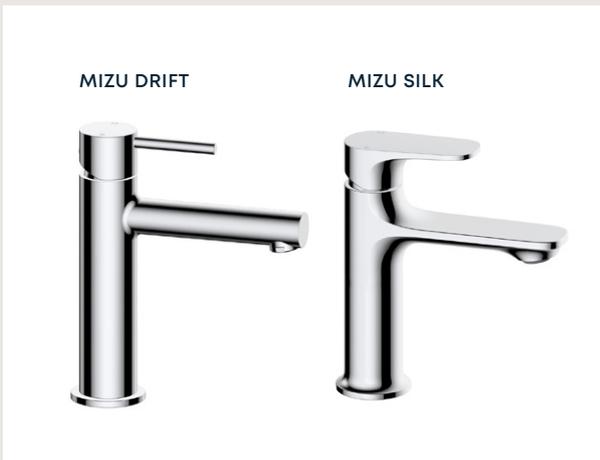
Bathrooms & Ensuites



Posh Domaine twin rail shower 220mm Chrome



Mizu Drift overhead showerhead 200mm with gooseneck arm Chrome



Mizu Drift or Silk Sink Mixer Tap Chrome



Mizu Drift or Silk Shower Mixer Tap Kit Chrome



Polished Edge Mirrors



Semi-frameless Shower

Inclusions

Laundry

Often overlooked, but never under-considered, your laundry is designed to work hard while feeling calm, clean and thoughtfully resolved.

At Davis Sanders, our laundry inclusions balance practicality with polish. From durable benchtops and streamlined cabinetry to considered layouts that make everyday tasks easier, each element is selected for longevity, efficiency and ease of use.



Laundry

CABINETRY

- Laminate finish melamine benchtop
- Laminate finish melamine doors
- Soft-close doors and drawers
- Selection of handles from our project range

TILES

- Tiled splashback

SINK

- Posh Solus 45 litre standard trough with bypass

TAPWARE

- Mizu Drift or Silk gooseneck curve sink mixer available in chrome, brushed nickel or matte black



Posh Solus 45 Litre Standard Trough & Cabinet with Bypass.



Tiled splashback



Mizu Drift or Silk Gooseneck Curve Sink Mixer (Lead Free), Chrome, Brushed Nickel or Matte Black

Inclusions

Internal Features

**It's the details you live with every day
that define how a home truly feels.**

At Davis Sanders, our internal inclusions are chosen to create spaces that feel comfortable, intuitive and beautifully resolved. Durable flooring underfoot, considered electrical layouts, quality doors and efficiently designed storage, every element is selected to enhance both function and flow.

Refined, functional and made to last, these inclusions create a home that feels calm, cohesive and effortlessly liveable.



Internal Features

PLASTER



- Plaster-lined walls are fixed to studs set at 450mm centres
- This closer stud spacing exceeds standard construction requirements and delivers enhanced structural strength and rigidity

PAINT



- Internally, your home is finished using a three-coat paint system, comprising a base coat followed by two finishing coats
- In addition to selecting your preferred colours, a range of paint finishes is available, including high gloss and semi-gloss, which will be confirmed with your colour consultant
- Externally, all areas requiring paint will be coated with two coats of Weathershield paint in your selected colours

Internal Features

ARCHITRAVES AND SKIRTING



Skirting and Architraves



Square



Bevelled



Half Splayed



Bull Nose

Internal Features

CORNICE

- 75mm scotia cornices



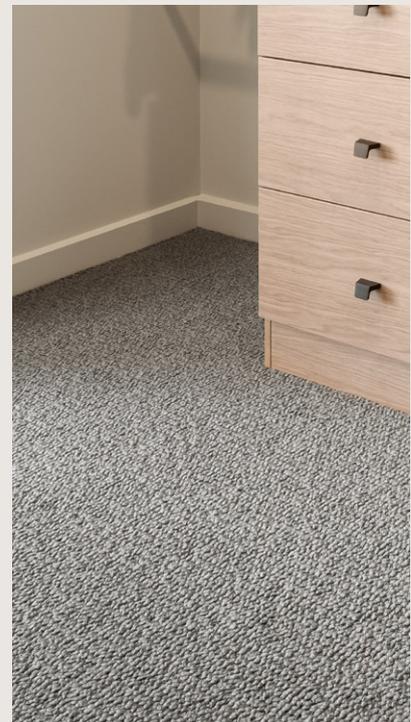
DRY AREA FLOORING



Genero Zenith or Grove vinyl planks premium flooring



Builder Select Range Tiles



Carpet from the Choices Flooring Builder's selected range, with Airstep 9mm foam underlay, to Sitting, Living, Rumpus areas, Bedrooms and associated robes.

Internal Features

ELECTRICAL



Clipsal Iconic Light Switch



Clipsal Iconic Double Power Point



Downlight - White



Downlight - Brushed Aluminium



Downlight - Black

Internal Features

FRONT DOORS

- Premium quality, solid core door with clear infill glazing
- Painted to suit your colour selection



920mm flush panel with side light
(available in any colour)



1200mm Pivot door (Timber)



1200mm Aluminium door (available
in select colorbond colours)

INTERNAL DOORS

- Flush panel 2040mm high, hollow core doors with option to select Accent or Moulded Panel door
- Painted to suit your colour selection



Flush Panel



Deco 3S



CMB

Internal Features

Door Furniture

DIGITAL DOORBELL



Swann Evo Smart Wireless Video Doorbell



ENTRY DOOR



Lockwood NexionVision Mechanical Lockset in Polished Chrome, Satin Chrome or Black

GARAGE ACCESS DOOR

(internal & external)



Lockwood Symmetry Entrance Set Satin Chrome



Lockwood Symmetry Entrance Set Lever 3 Matte Black

Internal Features

Door Furniture

INTERNAL DOORS

- Available in satin chrome or polished chrome
- Available in all the below options
- Element Lever is available in matte black also



Internal – Element Lever
Please note this Lever is also available in Matte Black



Internal - Haked Lever



Internal - Haked Lever



Internal - Saltbush Lever



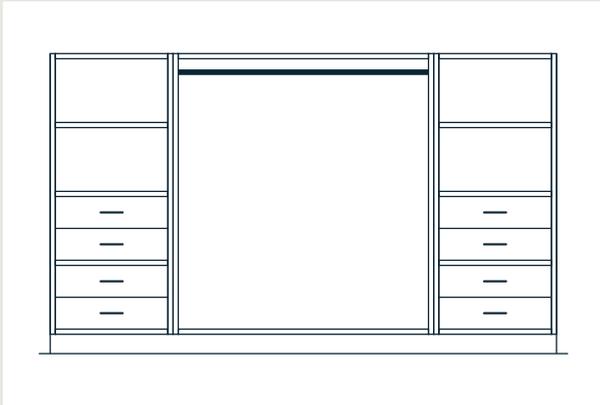
Internal - Spire Lever



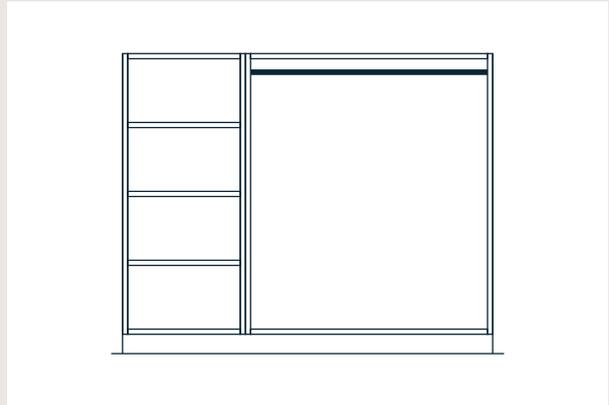
Internal - Summit Lever

Internal Features

WARDROBES & STORAGE



Robe Internal Layout for Master Bedroom



Robe Internal Layout for Bedroom 2, 3 and 4



Master Bedroom Walk-in Robe



Walk-in Linen Press



Sliding Wardrobe Doors

Wardrobe Door Frame Colours



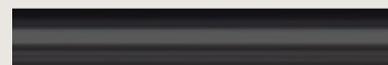
White



Matte Silver



Polished Silver

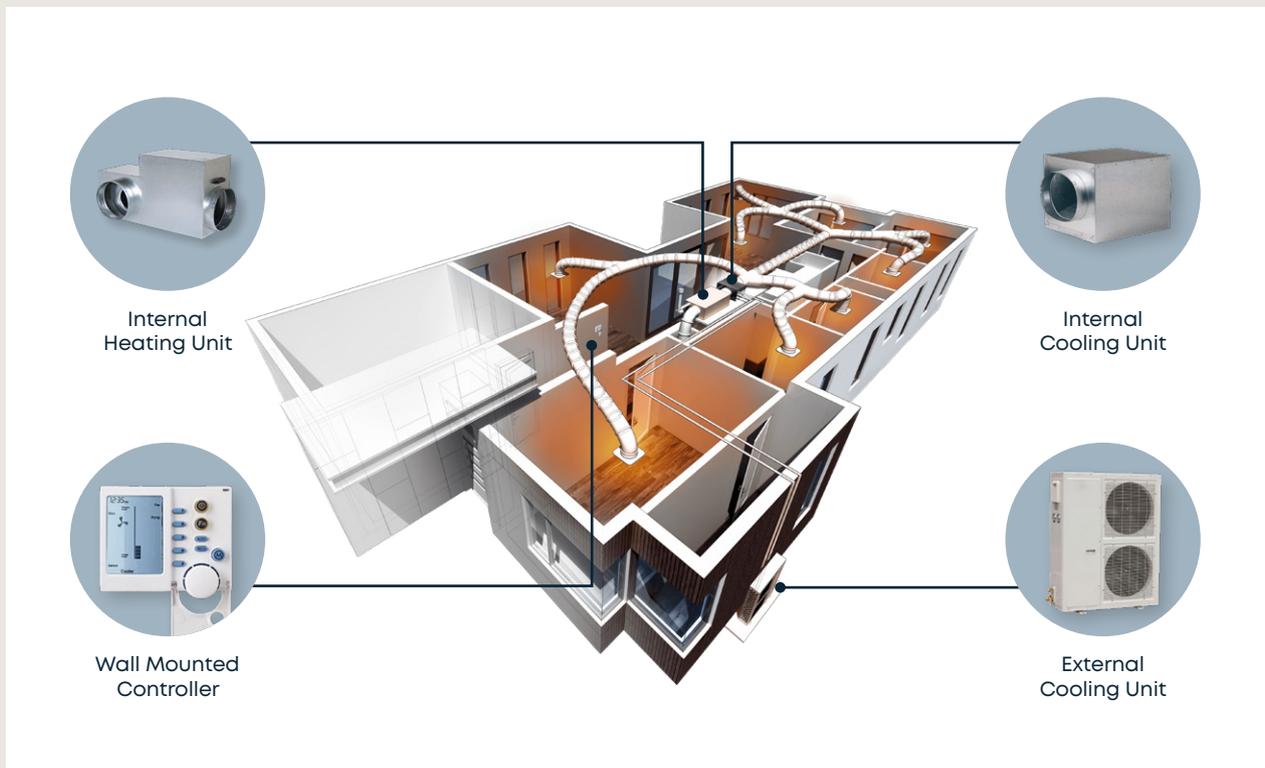


Black

Internal Features

DUCTED REVERSE CYCLE HEATING AND COOLING

- Whole-of-home heating and cooling system
- Provides heating in winter and cooling in summer from one system
- Air is distributed through ceiling ducts and outlets to nominated areas
- System is energy efficient and allows consistent temperature control
- Controlled via a wall-mounted controller
- Zoning may be included to allow selected areas to be operated independently



Heating and Cooling System

Inclusions

Energy Efficient Features

Thoughtful design goes beyond aesthetics.
It's about performance, efficiency, and a build
process that's seamless from day one.



Energy Efficient Features

ENERGY RATING



All homes are designed to achieve 7-star energy ratings or higher, delivering better thermal comfort, lower energy bills, and reduced environmental impact. That means smarter insulation, efficient design, and a home that performs—year-round, without compromise.

PERMITTING



We handle the full permitting and approval process on your behalf, coordinating all required documentation and authorities. Fewer delays, fewer headaches, and a smoother path from contract to construction.

SOLAR PANELS



6.6kW solar system with 5kW inverter.

DOUBLE GLAZED WINDOWS



We achieve the 7-star energy rating by having all windows in your Davis Sanders home double glazed.

Inclusions

External Features

Your home's exterior is more than a first impression,
it's the foundation of comfort, durability and
long-term peace of mind.

At Davis Sanders, our external inclusions are carefully selected to protect, perform and endure. Quality bricks and considered façades, energy-efficient windows and secure garage solutions, every element is designed to withstand Australian conditions while maintaining a timeless aesthetic.



Bricks

Selected from the PGH Brick range. You can view the full colour range at our Home Selection Studio, 21 Bennu Cct, Albury NSW.

Please Note: Bricks selected outside this range may attract a surcharge.

Categories and colours are subject to change without notice.



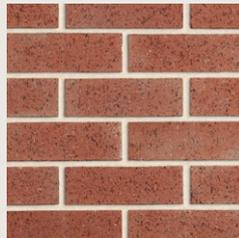
Fresh White



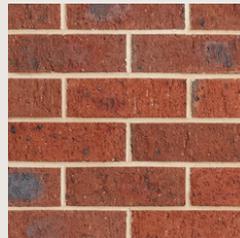
Straw



Sandalwood



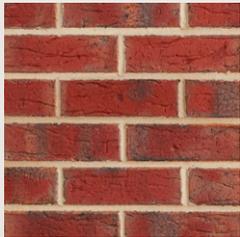
Red Rock



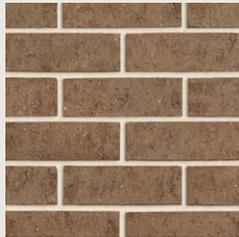
Hartlands



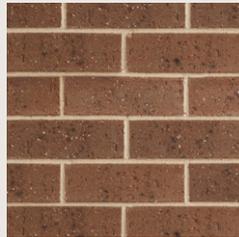
Gypsy Rose



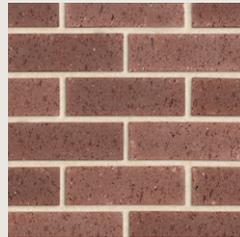
Jarrah



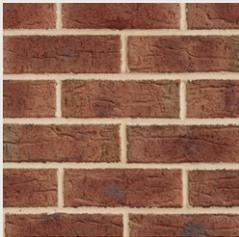
Grey Nuance



Labassa



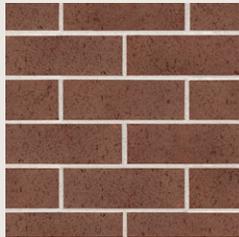
Bark



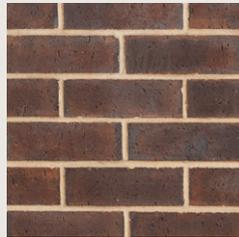
Kurrajong



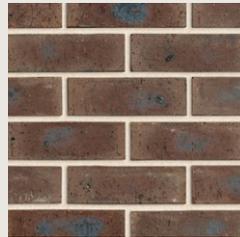
Barwon



Elderberry



Black Ash



Mocha



Eaglemont



Putty



Breeze



Sculpted Grey



Sage



Juniper



Heathwood



Urban Blue



Espresso

External Features

ROOFING

- Solar Panels
- Colorbond gutter and fascia
- Colorbond colours available



ALFRESCO & PORTICO

- Alfresco & Porticos are under main roofline, with plaster lined ceiling, and 100mm thick reinforced natural concrete floor.



Alfresco Bondi Ceiling Fan - Chrome



Alfresco Bondi Ceiling Fan - White



Alfresco Bondi Ceiling Fan - Black

External Features

GARAGE

- Automatic Panelift garage doors
- 2 automatic garage remote controls plus wall mounted unit
- Available in Colorbond Colours
- Garage internally finished with plasterboard, skirting and cornice



Profile One



Profile Two



Profile Three

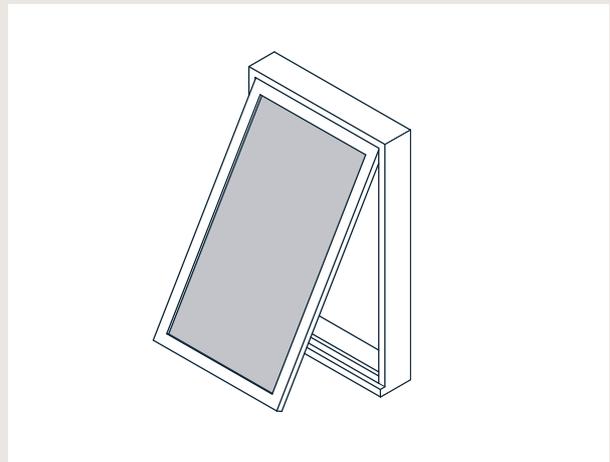


Profile Four

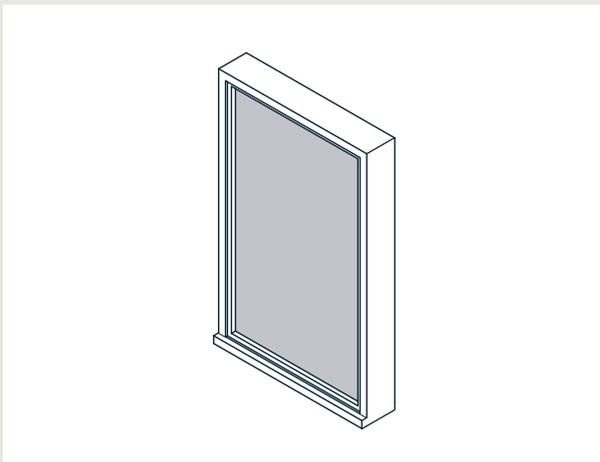
External Features

WINDOWS

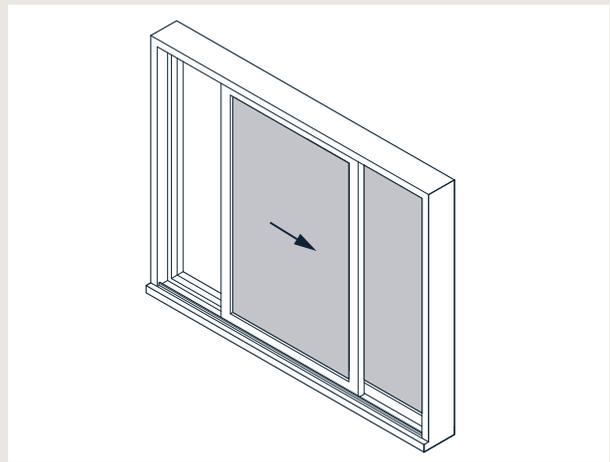
- Powder coated aluminium frames
- Available in included range Colourbond colours
- Translucent or privacy glass to bathroom/WC/ Ensuite windows (subject to design)
- Flyscreens to all operable windows
- Window type and sizing plan dependent
- Double glazing to all windows



Awning Window



Fixed Window (subject to design)



Sliding Window

External Features

VIC & NSW HOT WATER SYSTEM

- Heat pump hot water (302L) Stiebel Eltron Heat Pump WWK302H



RAINWATER TANK & PUMP (NSW ONLY)

- Slimline 3000L Water Tank
- Davey RainBank pump kit



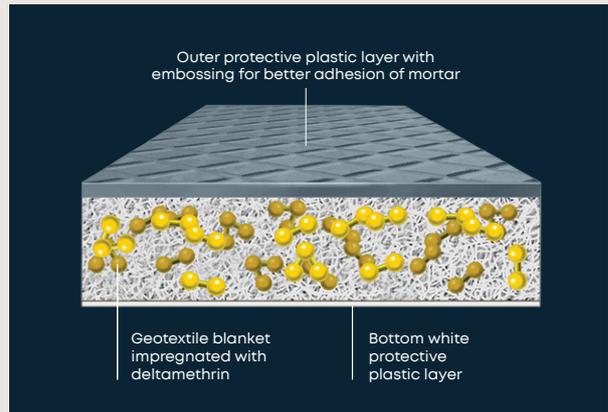
External Features

TERMITE PROTECTION - FLICKGUARD

Every home we build includes a comprehensive physical termite management system, designed to provide long-term protection against subterranean termites. This system is installed in two key stages during construction.



Termi Mesh



A Close-Up Look: The blanket at 20x magnification showing the complex fibre array in detail

WHAT IS FLICKGUARD?

Flickguard contains a highly repellent termite control agent. The superior performance comes from the use of deltamethrin giving active termite protection. It is a tough yet flexible impregnated sheet that is easy to install due to a slimmer and more compacted profile, making it less obtrusive in modern construction designs. It can be installed in many difficult and complicated situations including multiple penetrations and step-down applications.

PREFABRICATED TREATED FRAMES AND TRUSSES



External Features

CONCRETE SLAB

- Up to 410mm high concrete Nu-Pod slab on ground to 'H1-D' type classification.



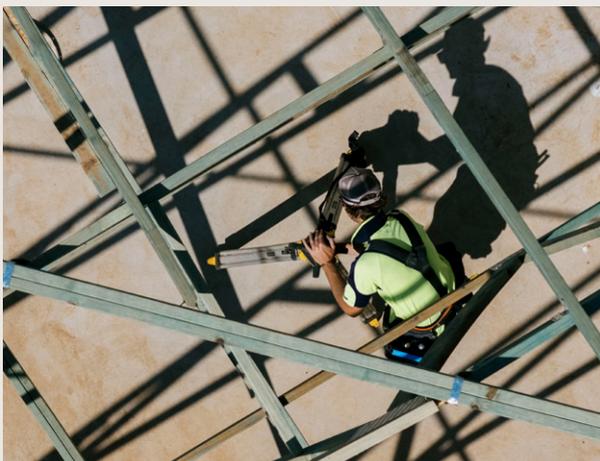
DRIVEWAY

- Included on blocks up to 900m² natural finish concrete



BAL 12.5 FIRE RATING

- This home is designed to meet BAL 12.5 bushfire requirements, meaning it includes enhanced construction measures to reduce risk from ember attack and low-level radiant heat. In simple terms: added protection, greater peace of mind, and compliance for bushfire-prone areas—without upgrade costs.



Tailored Home Upgrades

Our Tailored Home Upgrades are designed to enhance the way you live, combining style, functionality and future-ready features.

Whether you're creating the ultimate entertaining space, elevating your interiors with premium finishes, or adding smart, practical upgrades for everyday comfort, each package has been carefully curated to add lasting value to your home.

Explore our upgrade options below and personalise your home to suit your lifestyle, now and into the future.



Home Upgrade Ideas

ENTERTAINERS DREAM

- Outdoor kitchenette created by Master Kitchens and Joinery (joinery, sink, BBQ provision and rangehood)
- Built-in BBQ Beefeater 1200 3 burner
- Gas and water point



FUTURE PROOF YOUR HOME

- Full Security System - Swann advanced wired 8 channel security system with 4 dome cameras
- Starlink Internet Connection



STYLE UPGRADE

- Upgrade tapware and accessories to either brushed Brass, Gunmetal or Bronze Mizu Drift or Silk range
- Upgrade door furniture to brass
- Large entry door handle in black or chrome
- Custom house number
- VJ panelling or painted feature wall



Home Upgrade Ideas

ELECTRICAL UPGRADE

- Ceiling fans to all bedrooms
- 2 wall lights for the exterior of your home
- 2 feature lights in the master bedroom



KITCHEN UPGRADE

- Waterfall ends to the island bench
- An additional two banks of three pot drawers
- Secondary single bowl sink
- Stone splashbacks



BATHROOM, ENSUITE AND POWDER ROOM

- Fully suspended vanities
- Full height tiling to all areas
- Strip lighting to all cabinetry
- Round, arched or oval mirror with backlit lighting
- VJ panelling or painted feature wall up to 4m allowance



Home Upgrade Ideas

LAUNDRY

- Overhead open box shelving with hanging rail
- Upgrade from laminate benchtop to 20mm stone
- Pull out laundry hamper





DAVIS SANDERS

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