bluewood
HOMES

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2026

Product & Colour Schedule

Note: The "On the House" Inclusions are a full standard specification schedule.

Inclusions disclaimer*

Refer terms and conditions on the back page of this document.

ON THE HOUSE INCLUSIONS



ON THE HOUSE inclusions

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Pre-Construction

Full Working Drawings

Site plan | Slab detail | Floor plan | Bracing detail | Elevations | Electrical layout.

Connections

Sewerage | Stormwater | Water | Power connections within 6 metre setback.

Council Approvals

Council/certificate building approval to current legislation standards | Working Drawings may require minor modifications.

Soil Tests, Wind Rating & Engineering

Complete soil tests | Wind rating | engineer's footing design and detailed report.

Insurance

QBCC insurance and Q Leave.

Energy Compliance

Energy efficiency compliance to National Construction Code.

Covenant Compliance

Covenant compliance approval / assessment / lodgement if required.

Construction

Footings

Footings as per engineer design. (Nil allowance for piering.)

Concrete Slab

Up to M Class engineer's wafflepod design to suit soil and structural requirements.

External Wall

Face brick finish selected from builder's standard range with a wide variety of colours and textures available, off white mortar with ironed profile | Lightweight cladding with painted finish.

Energy Efficiency

NCC Compliance

Comply with NCC energy efficiency requirements, including specified insulation and thermal features.

Insulation Batts

R3.5 insulation batts to the ceiling of all living areas (excludes 2 storey floor/ceilings), including garage | R2.0 insulation batts to all external walls and internal garage walls.

Wall Wrap & Sarking

Wall wrap to specified material (foil wrap required for brick, breathable wrap required for cladding as per Australian Standards (AS) | Builder's range sarking beneath roof cover.

Site Prep & Protection

Earthworks

Earthworks up to 500mm cross-fall to enable level building platform.

Insurance

Complete on-site insurance as required.

Pest Control

Termite management perimeters and penetrations as per AS.

House Frame

Ceiling Height

Up to 2590mm internal ceiling height to single storey homes and both floors of double storey homes.

Frame & Trusses

Termite-resistant H2F blue treated pine timber frame and trusses | Constructed in accordance with current Regulations, NCC and AS.

ON THE HOUSE inclusions

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External Finishes

Alfresco

Incorporated under main roof including plain concrete slab.

Driveway

Up to 60m² Exposed aggregate concrete driveway, path to porch and porch from builder's standard range | Kerb Removal (Subject to council requirements).

Roofing

Colorbond® metal roofing | fascia and gutter from builder's standard range | Painted round PVC downpipes | Up to 600mm eaves | Roof Pitch up to 22.5 degrees.

Garage

Automatic panel lift garage door | 2100mm high x 4800mm wide | Standard colour range | Choice of 3 profiles.

Balcony (If applicable)

600mm x 600mm external floor tiles from standard builder's range | Powder coated aluminium balustrading to balcony.

Clothesline

Wall mounted or fence mounted folding clothesline.

Letterbox

Lightweight Key Largo pillar letterbox painted.

Tapware

2 external taps.

Windows

Windows

Aluminium windows with keyed alike window locks | Standard colour range | Translucent glazing to wet areas | Window and sliding door head height 2100mm.

Doors

Front Entry Door

Gainsborough Freestyle WiFi Smart Lock Trilock | 1200mm wide hinged front entry door | Humes Vaucluse: XV1, XV4, XV7, XV9, XV10, XV14, XV18.

External Doors

2100mm high external doors.

Internal Doors and Hardware

2100mm high Accent internal doors throughout | Internal door handles from select Gainsborough Choice Range | Privacy locks to WC, bathroom and ensuite.

Electrical

Connections & Power

Connection to power supply and meter box | NBN Provision | Up to three phase power.

Power points

Two double power points to Kitchen, all living rooms (2) and all bedrooms (4) | One double power point to all wet areas (2) (Excluding WC) | One double power point to laundry and garage | One external double power point | Vivid white Clipsal Iconic Power points throughout.

Light fittings, Air-conditioning & Hot Water

One builder's range ceiling fan to 2 living rooms, 4 bedrooms & 1 alfresco | Four downlights to 2 living rooms and 1 master bedroom | Two downlights to 3 bedrooms | Two downlights to ensuite, bathroom & laundry | Three downlights to kitchen | Up to three pendant lights from builder's range to kitchen | Two 1200mm batten lighting to garage | One LED light strip to kitchen splashback | Vivid white Clipsal Iconic light switches throughout | Hardwired smoke detectors to AS | One Exhaust fan to WCs and Showers | Two telephone/data points | TV antenna | Three TV points | 250 litre Hot Water Storage Electric | Ducted reverse cycle air-conditioning including Airtouch/MyAir controllers and sensors to all rooms | Remote control sectional garage door.

ON THE HOUSE inclusions

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Internal Finish

Plasterboard

10mm plasterboard to house walls & ceilings | 10mm plasterboard to external porch and patio ceilings | Plasterboard lined & corniced garage.

Cornices

90mm cove paint grade cornice throughout.

Skirtings & Architraves

90mm x 11mm half splayed paint grade skirtings | 66mm x 11mm half splayed paint grade architraves.

Staircase (If applicable)

Clear satin stained timber staircase including builder's range handrail | Half height or full height plasterboard balustrade wall.

Kitchen

Cabinetry

Soft close laminate finger pull cabinetry including laminate kickboards from select builder's range | All overhead cabinetry finished at 2100mm nominal height | Customwood bulkheads to all overhead cabinetry | Microwave enclosure.

Benchtop

20mm engineered stone benchtops from select builder's range | Waterfall ends to Kitchen Island benchtop | Standard edge profile.

Splashback

Tiled splashback from builder's range | Fixed glass window.

Sink & Tapware

Caroma Luma double bowl undermount / overmount stainless steel sink | Fienza Kaya pull out sink mixer chrome | Fridge tap.

Appliances

900mm Westinghouse electric oven | 900mm Westinghouse induction cooktop | 900mm Westinghouse integrated rangehood | 600mm Westinghouse integrated dishwasher.

Bathroom & Ensuite

Cabinetry

Soft close laminate finger pull vanity cabinetry including laminate kickboards from select builder's range up to 2100mm wide to bathroom & ensuite | Bank of 3 drawers.

Benchtop

20mm engineered stone benchtops to vanity cabinetry from select builder's range | Standard edge profile.

Basin, Tapware & Accessories

Three Fienza Reba above counter basins with overflow gloss white | Four Fienza Kaya basin/bath wall mixers chrome | Two Fienza Kaya shower wall mixers chrome | Two Fienza Kaya shower rails chrome | Two Fienza Kaya 900mm towel rails chrome | Two Fienza Kaya toilet roll holders chrome.

Bath

One Decina Novara 1480mm freestanding bath with integrated overflow to Bathroom or Ensuite.

WC

Two Polino rimless extra height wall faced toilets with slim toilet seats white.

Shower

One 2100mm high clear glass semi-frameless aluminium shower screen with pivot door chrome to bathroom and ensuite | One aluminium linear tile insert shower grate to each shower enclosure | Step free (Nil hob) shower base to each shower | One nominal size shower niche to each shower enclosure.

Floor wastes

Nil | Aluminium inspection outlet to bathroom and/or ensuite with bathtubs only.

Laundry

Cabinetry

Soft close laminate finger pull cabinetry including laminate kickboards from select builder's range up to 1800mm wide | All overhead cabinetry finished at 2100mm nominal height | Customwood bulkheads to all overhead cabinetry.

Benchtops

20mm engineered stone benchtops from select builder's range | Standard edge profile.

Splashback

Tiled splashback above benchtop from select builder's range.

Tub & Tapware

Clark 45L single tub overmount with overflow stainless steel | Fienza Kaya pull out sink mixer chrome | Concealed washing machine tap.

Painting

Internal Walls

2 coats of low sheen interior paint | 1 coat of sealer.

Internal Ceiling

2 coats of flat ceiling white.

Internal Mouldings & Doors

2 coats of acrylic semi-gloss aquanamel | 1 coat of acrylic sealer.

External Cladding

2 coats of low sheen exterior paint | 1 coat of primer.

External Ceilings & Soffits

2 coats of matt exterior paint | 1 coat of primer.

Tiling

Kitchen, Living & Dining

600mm x 600mm porcelain rectified edge tiles to floor from select builder's range | Hybrid flooring from select Fusion range.

Ensuite & Bathroom

600mm x 600mm porcelain rectified edge tiles to floor from select builder's range | Ceramic pressed edge floor to ceiling tiles from select builder's range.

WCs & Laundry

600mm x 600mm porcelain rectified edge tiles to floor from select builder's range | Skirting tiles to walls.

Alfresco

600mm x 600mm porcelain rectified edge tiles to floor from select builder's range.

Flooring

Media & Rumpus

Cut pile twist carpet from select Majestic Twist range. | 10mm thick underlay for added comfort.

Bedrooms

Cut pile twist carpet from select Majestic Twist range. | 10mm thick underlay for added comfort.

Upper Level Living & Hallway

Hybrid flooring from select Fusion range.

Storage

Wardrobes

Single melamine shelf with chrome hanging rail | Bank of three shelves 507mm wide | Framed mirror sliding robe doors.

Linen Cupboard

Four melamine shelves | Painted hinged internal door or framed vinyl sliding doors.

Walk-in Pantry

Four melamine shelves | Painted hinged internal door.

Broom Cupboard (If applicable)

Single melamine shelf | Painted hinged internal door.

Post Construction

Cleaning

Builder's clean prior to handover | Site clean prior to handover.

Fencing

Not included.

Landscaping

Not included.

Swimming Pool

Not included.

Colour Choices

Cabinetry Colours

Selection of up to two cabinetry colours from select builder's range to be used throughout entire house (kitchen, laundry & bathrooms).

Benchtop Colours

Selection of one colour from select builder's range to be used throughout entire house (kitchen, laundry & bathrooms).

Internal Walls

Selection of one paint colour to all internal walls.

Architraves, Skirtings & Doors

Selection of one paint colour to all architraves, skirtings and doors.

External painting

Selection of one paint colour to all external painting.

Warranties

Warranties

12 month warranty on materials and workmanship | 6 year, 6 month QBCC home warranty | 50 year manufacturer's termite warranty.

*"On the House" inclusions disclaimer

*The builder reserves the right to change, alter or amend any of the On the House inclusion items offered throughout this document without notice. Some colours &/or products may not be available at the time of selection, including in some areas; an alternate colour &/or product will then be offered as a substitute. Any items offered may vary subject to the final quote, specifications & construction drawings.

*Photography and images should be used as a guide only and may show furniture, finishes or upgrades not offered by Bluewood Homes. These are for illustrative purposes only.

*Any facades shown are indicative only, conceptual in nature and subject to change. Decorative finishes, landscaping, fencing, decking and planter boxes shown in facades are not included. The letterbox, driveway and paths shown may differ from the standard inclusions listed in this document.

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