



**INVISION
H O M E S**

ESSENCE PLUS

FULL TURN-KEY INCLUSIONS

CONSTRUCTION EXCELLENCE ALWAYS
We build - you thrive!

Effective - 18th February 2026







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25 HOME FEATURES

NEWLY ADDED REGULAR FEATURES

1. Meridien Energy Home PowerStation
 -  Large 7.5kw High Performance Solar Package
 -  XXL 21.6kWh Modular Battery
2. Stainless Steel Kitchen Sink with Double Square Bowls and Modern Drainer Design
3. Laundry Cabinetry With O/Head Cupboard & Drop-in Tub
4. Wall-faced Toilet Suites with Soft Close Seats
5. Bathrooms Square Low Line Basins
6. Full Mirror Sliding Doors & Shelving Sets to Robes
7. Shelving Set to Walk-in Robe
8. Two External Downlights to Front of Garage

REGULAR HOME FEATURES

9. Fixed Price Contract
10. 26 Week Build Time Guarantee
11. \$500 PW Build Time Guarantee Penalty Offered
12. 7 Star Energy Rating
13. Steel Frame & Colorbond Roof
14. Full Brick Veneer External Walls with Feature Only Lightweight Cladding as Per Plan
15. 2590mm Ceiling Height
16. Ceiling Fans & Separate LED Lighting Throughout
17. Two Split System Air Conditioners
18. 900mm Electric Cooking Appliances
19. 600mm Dishwasher
20. Fridge Water Connection
21. 20mm Stone Bench Tops to Kitchen, Vanities & Laundry
22. Wall Niches to Bathroom Showers
23. Tiled Alfresco Area
24. Security Screens to Windows & Doors
25. Two Independent Quality Inspections During Completion





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PRE- CONSTRUCTION

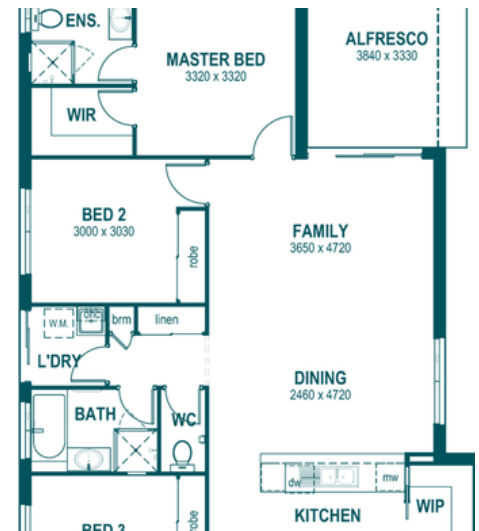
- Fixed Price Building Contract
- Engineer Design Footings and Slab
- QBCC Insurance, Q-Leave Levy & All Risk Insurance
- Full Working Drawings Set
- Building Application and Certification Fees

SITE & GENERAL CONSTRUCTION FEATURES

- All Work to Be Carried Out in Accordance with Approved Plans and Local Government Regulations
- Set Out by Registered Surveyor
- 2590mm High Steel Frame & Trusses
- All Masonry Work in Accordance with AS3700
- Sewer And Storm Water Connection
- Single Phase Electrical Underground Connection
- Phone & Data Lead in By Licensed Technician
- Termite Management System to AS3660
- Waterproofing To All Wet Areas to AS3740
- All Required Certifications & Inspections During Construction
- Two Independent Quality Assurance Inspections During Completion
- Builder's Full House & Site Clean

ENERGY EFFICIENCY

- 7 Star Energy Rating
- Meridien Energy Home PowerStation
-  7.5kw High Performance Home Solar Package
-  XXL 21.6kwh Modular Storage Battery
- R1.0 Sisalation to External Walls
- R1.3 60mm Anticon Blanket to Underside of Colorbond Roof
- R2.5 Bulk Insulation to Ceiling
- R2.0 Bulk Insulation to Feature External Lightweight Walls
- Weather Seals to All External Hinged Doors
- One Whirly Bird Roof Ventilator





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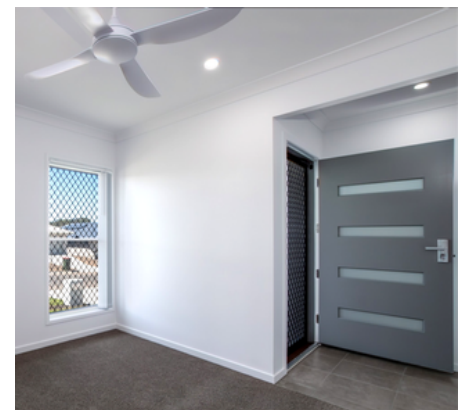
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STANDARD EXTERNAL FEATURES

Walls-Roof-Windows-Doors

- Face Brickwork with Light Coloured Mortar to All External Walls
- Light Weight Feature External Linings as Per Plan
- Coloured Render Feature as Per Plan
- Colorbond Metal Sheet Roof
- Colorbond Fascia And Colorbond Quad Gutters
- Powder Coated Aluminium Sliding Doors with Double Cylinder Locks
- Powder Coated Aluminium Sliding Windows with Keyed Locks
- 2040mm X 1020mm Front Entry Door
- Automatic Sectional Overhead Door to Garage W/- Two Remote Controls and Wall Pad
- 450mm X 450mm Ceramic Tiles to Alfresco
- 7mm Diamond Grill Security Screens to All Windows & Doors



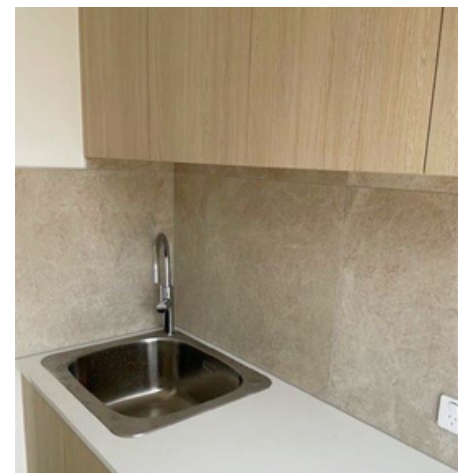
STANDARD INTERNAL FEATURES

- 2040mm High Flush Panel Internal Doors
- 2100mm High Mirror Sliding Doors to Robes
- One Custom Fit Melamine Shelf With 2 Hanging Rails to Robes And One 4 Shelving Set to WIR and Robes
- 3 Coat Paint System to Interior Walls in One Colour with Gloss Finish to Woodwork
- Standard Ceiling Colour is White
- 450mm X 450mm Ceramic Tiles to Living Areas
- Carpet To All Bedrooms and Media Rooms With 10mm Underlay
- Roller Blinds to All Windows and Sliding Glass Doors



LAUNDRY

- Cabinetry With Overhead Cupboard
- 20mm Stone Bench Top With 45 Litre Drop-In Tub
- One Gooseneck Chrome Mixer to Laundry Tub
- One Chrome Washing Machine Tap Set
- Skirting Tile to Laundry
- 600mm High (Approx) Tile Splash Back to Laundry Tub Cabinet





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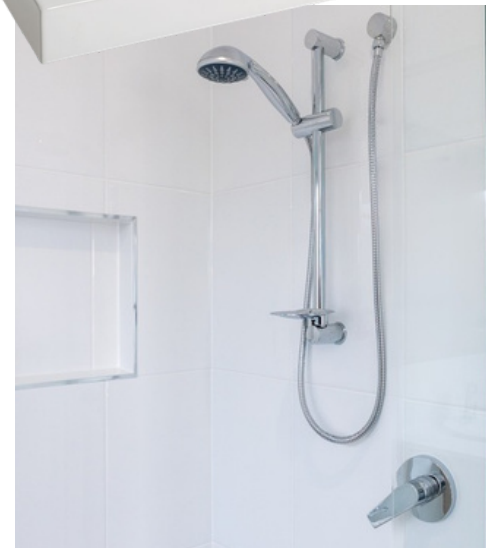
KITCHEN

- Custom Laminated Cupboards
- One Bank of Four Soft Close Cutlery Drawers
- 20mm Stone Bench Tops
- Overhead Cupboards Up To 2250mm High
- Overhead Cupboard Above Fridge Space
- Bulkhead Cupboard to Ceiling
- Soft Close Doors to Kitchen Cupboards
- Microwave Provision with Pot Draw Under
- Stainless Steel Kitchen Sink with Double Square Bowls and Modern Drainer Design
- Chrome Gooseneck Sink Mixer to Benchtop
- Water Point to Fridge Space
- Quality 900mm Electric Oven & Cooktop
- Undermount 900mm Electric Range Hood Ducted Externally
- 600mm Free Standing Dishwasher
- Ceramic Tile Splash Back of Bench & Overhead Cupboards



BATHROOMS AND TOILETS

- Custom Laminated Cupboards
- One Bank of Three Soft Close Drawers
- 20mm Stone Bench Tops to Vanities
- White Low Line Square Basins
- Polished Edge Mirrors Full Width of Vanities
- Chrome Mixers to Bathroom and Ensuite
- Chrome Shower on Rail Including Soap Holder
- 400mm X 400mm Tiled Niche to Showers
- 1650mm White Bathtub
- Wall-Faced Toilet Suites with Soft Close Seats
- Chrome Semi Framed Shower Screens - Pivot Door
- Chrome Double Towel Rails in Bathroom & Ensuite
- Chrome Toilet-Roll Holders
- Ceramic Tiles to 2000mm High in Shower
- Ceramic Tiles to 600mm Above Bathtub
- Skirting Tile to Remainder of Bathroom
- Skirting Tile to Toilet
- Tiled Floor Drain Grates





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ELECTRICAL

- Circuit Breakers and Earth Leakage to Metre Box
- One White Ceiling Fan to Bedrooms
- Two Separate Led Downlights to Bedrooms
- One White Ceiling Fan to Alfresco
- Two Separate Led Downlights to Alfresco
- One White Ceiling Fan Only to Family/Dining Area
- Two White LED Down Lights to Kitchen
- Four White LED Down Lights to Family/Dining Area
- One White Ceiling Fan Only to Media Room
- Two White LED Down Lights to Media Room
- One White LED Down Light to Entry
- One Combo Heat / Fan / Light to Bathroom and Ensuite
- One White LED Down Light to Each Hallway
- Two White LED Down Lights to Double Garage
- One White LED Down Light to Other Separate Rooms
- One White LED Down Light to Each External Door
- Two External Down Lights to Front of Garage
- One Double Power Point to Kitchen Bench
- One Double Power Point to Kitchen Island Bench W/- USB Point
- Two Double Power Points to Master Bedroom W/- USB Point
- One Double Power Point to Each Other Bedroom
- Two Double Power Points to Family/Dining Area
- Two Double Power Points to Media Room
- One Double Power Point to Each Vanity
- One Double Power Point to Laundry
- One Double Power Point to NBN Data Connection Point
- One Double Power Point to Garage
- One Double External Power Point to Alfresco
- One Single Power Point for Each Kitchen Appliance
- Interconnected Smoke Alarms to Comply with AS3786
- One Pre-Wired Telephone Point to Master Bedroom
- One Single Power Point to Garage Door
- One Data Connection Point to Media Room
- One Tv Connection Point to Living Area
- One Tv Connection Point to Media Room
- One Digital Roof Antenna Supplied





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HOT WATER SYSTEM

- 250 Litre Electric Hot Water System

AIR-CONDITIONING

- One 7.1kw Split System Reverse Cycle Air-Conditioner to Family Room
- One 2.5kw Split System Reverse Cycle Air-Conditioner to Master Bedroom



EXTERNAL PLUMBING & DRAINAGE

- 90mm PVC Round Painted Downpipes as Required
- Two Garden Hose Taps
- Surface Drainage Provisions as Required

EXTERNAL FINISHING

- Exposed Aggregate Concrete to Driveway and Front Porch
- Turf & Garden to Front Yard Including Footpath
- Turf To Rear Yard
- Wall Or Fence Mounted Clothesline
- Rendered & Painted Letter Box
- Treated Pine Fencing to Boundaries Including Side Returns
- One 900mm Steel-Framed Side Entry Gate



WARRANTY

- Twelve-Month Maintenance Period
- Six Years and Six Months QBCC Statutory Insurance

GUARANTEES

