



**INVISION  
H O M E S**

# **ESSENCE PLUS**

## **FULL TURN-KEY INCLUSIONS**

**CONSTRUCTION EXCELLENCE ALWAYS**  
We build - you thrive!

Effective - 18<sup>th</sup> February 2026





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## 26 HOME FEATURES

### NEWLY ADDED REGULAR FEATURES

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

### REGULAR HOME FEATURES

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





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### PRE- CONSTRUCTION

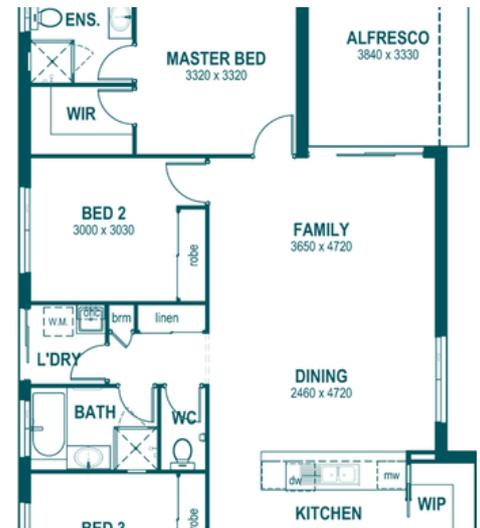
- Fixed Price Building Contract
- Engineer Design Footings and Slab
- QBCC Insurance, Q-Leave Levy & All Risk Insurance
- Full Working Drawings Set
- Building Application and Certification Fees

### 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
- 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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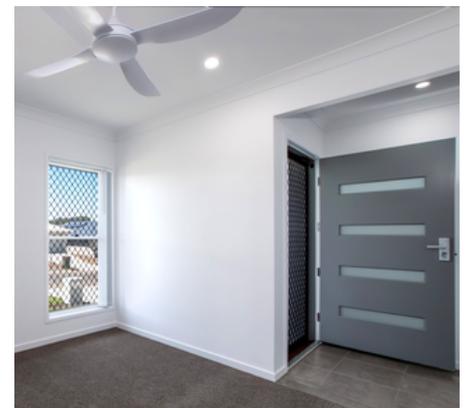
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### STANDARD EXTERNAL FEATURES

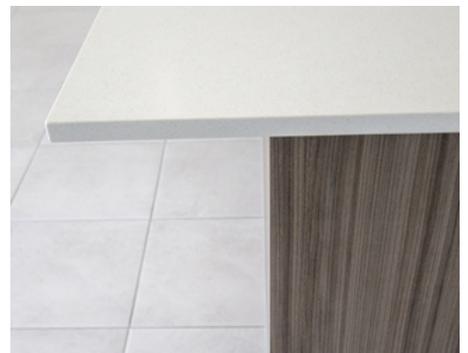
#### Walls-Roof-Windows-Doors

- 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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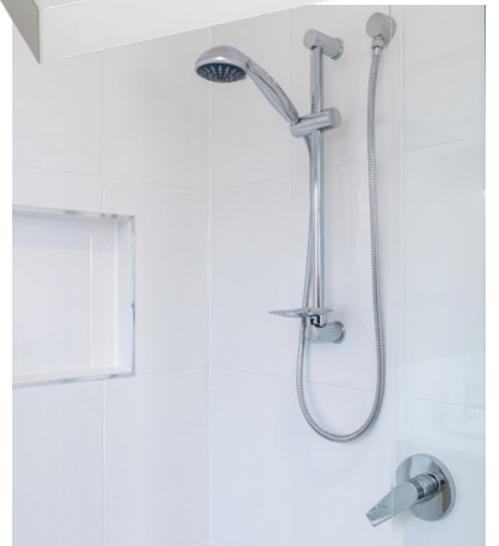
### KITCHEN

- 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

