

DARWIN'S FIRST CHOICE HOME BUILDER

As a local, family company with more than 31 years' experience in the Territory, we know how to build for our conditions, and take extra measures including...

- We design everything with your comfort in mind, so your home remains light and breezy, and comfortable all year round... but protects you from the harsh elements.
- We take the time to understand what's important to you. Our in-house design team will guide you through a proven process to ensure every detail is considered. And then we'll adjust our designs – or custom design from a blank page – to **make sure you get the exact home you want**.
- We use proven, quality Australian products to ensure your home stands up to the toughest weather – year after year – with minimum maintenance.

HERE ARE SIX GREAT REASONS TO CHOOSE TERRITORY HOMES

1. We take time to **understand exactly what you want**. And we offer options and suggestions based on our 31 years of experience to ensure you get a home you will love
2. We have longstanding relationships with our tradespeople and suppliers and use only those we know we can trust. In fact, we won't deal with any supplier we wouldn't have work on our own home. Every detail – from the floor tiles to the kitchen bench tops... the plumbing to the painting... will be executed with **first-rate workmanship to give you a stronger, higher-quality home**
3. We use a detailed project management system to ensure your entire build runs smoothly and according to plan. In fact, we guarantee we'll have your home **finished on time**
4. We keep you up to date at every stage, so you know exactly what's happening. And we promise to **return calls and emails in a timely manner**
5. We write our contracts in **plain language with no fine print**. And we take time to walk you through every detail. That way you know exactly what you're going to get with no nasty surprises
6. And we offer **genuine ongoing support** to make sure everything works as it should, even after you move in

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SIGNATURE SELECT

At Territory Homes we want you to get the home you *really* want without compromising on style or quality.

Our homes are expertly crafted for Territory conditions and guaranteed to finish on time, with no hidden extras or nasty surprises.

We love delighting our clients with **quality workmanship** and **highly competitive pricing...** which means **you get the home of your dreams**, without paying more than you need to.

Here are great benefits **you can't live without** and **won't have to pay extra** for:

- ✓ Stay cool with Fujitsu inverter air conditioners to living areas and bedrooms
- ✓ Save on electricity costs with LED lighting throughout your home
- ✓ Spend less time cleaning with floor-to-ceiling tiling in bathrooms
- ✓ Protect your family and home with InvisiGard security screens
- ✓ Cook up a storm in your designer-look kitchen complete with stone benchtops, soft closing cabinetry in a range of finishes, generous storage and a choice from our exclusive range of Fisher & Paykel appliances
- ✓ Enjoy hot showers 'free from the sun' with a Solahart solar hot water system

Plus you'll also get:

- ✓ Solid construction with rendered and painted concrete block walls
- ✓ Colorbond roof and fascia with insulation
- ✓ Powdercoated black or silver window and sliding door frames
- ✓ Stylish, modern glass feature entry door from our Signature Select range
- ✓ Tiled floors 600x600mm and skirting throughout
- ✓ Stone bench tops, Laminex silk or natural finish cabinets and soft close drawers
- ✓ Full height overhead cupboards as per plan
- ✓ Robes to all bedrooms with drawers, shelving and hanging space
- ✓ Remote controlled garage door or carport as per floor plan
- ✓ Exposed aggregate driveway and 800mm concrete pathways to perimeter of home

We go above and beyond to ensure all our homes are built incredibly tough and effortlessly stylish so you can enjoy living in your new home and stay safe in Darwin's unpredictable weather.

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GENERAL

- Engineered drawings to suit "S" class site with maximum fall of 300mm to be accommodated in slab height
- Engineered timber trusses
- Australian Standard termite protection
- 2700mm wall height
- Solar hot water system

EXTERIOR

- Engineered timber trusses
- Colorbond roof and fascia with insulation
- Eaves lined with cement sheeting
- Concrete blockwalls with polymer cement render finish
- Remote controlled garage door or carport as per floor plan
- Powdercoated black or silver window and sliding door frames
- InvisiGard security to window and sliding door openings
- Glass feature entry door from *Signature Select* range and Lockwood Nexion entrance set
- Dulux 3 coat paint system to all external walls (up to 2 colours)
- Exposed aggregate driveway, veranda, porch and 800mm pathways around house
- 2x external taps
- Letterbox from *Signature Select* range
- Hills wall mounted clothesline

INTERIOR

- Concrete blockwalls with sponge finish render
- Plasterboard ceiling with shadowline trim
- Hume standard flush internal doors with Lockwood passage or privacy leversets
- Dulux 3 coat paint system to all internal walls, ceilings, ceiling trim and doors
- Internal feature wall x2
- Porcelain or ceramic floor tiles (600mm x 600mm) and skirting from *Signature Select* range
- Walk in robe and/or sliding mirror door robes to all bedrooms as per plan
- Robes with drawers, shelving and hanging space

ELECTRICAL

- Photoelectric hard wired smoke alarms with battery backup as required
- 2x TV points, 1x telephone point, 1x data point, NBN provisioning, cable TV provisioning
- Double power points and energy efficient LED downlights and fluorescent lighting as per plan
- White ceiling fans as per plan
- TV antenna
- Fujitsu inverter airconditioners to all living areas and bedrooms

KITCHEN

- Essastone (standard) or similar stone benchtops with Laminex (silk finish) cupboard doors
- Full height overhead cupboards as per plan
- 7 soft close drawers to kitchen layout
- Tiled splashback allowance
- Fisher & Paykel 60cm electric oven, electric cooktop and canopy rangehood
- Dishwasher space with provisions
- Cold water tap for fridge
- Stainless steel double bowl sink with mixer tap from *Signature Select* range

BATHROOM, ENSUITE & TOILET

- Essastone (standard) or similar stone benchtops with Laminex (silk finish) cupboards
- Floor to ceiling tiles in bathrooms
- Vanity basin and mixer tap from *Signature Select* range to bathroom and ensuite
- *Signature* white bath with spout and mixer from *Signature Select* range, as per floorplan
- Rail shower or overhead shower with mixer from *Signature Select* range
- Chrome framed glass shower screen to bathroom and ensuite
- *Signature* white wall faced toilet suites
- Chrome finish towel rails and toilet roll holders from *Signature Select* range
- Frameless mirror over vanities

LAUNDRY

- Laundry trough cabinet with mixer tap and washing machine stops and tiled splashback

COMPLETE YOUR SIGNATURE SELECT PACKAGE

We build incredibly **strong and beautiful new homes**, but did you know we can also tailor your home build package to suit. You may also want to consider adding:

- + Fencing package
- + Landscaping package
- + Window blinds package
- + Swimming pool package
- + Solar power system
- + Outdoor sink or kitchen
- + Security screen to front door
- + Garden shed
- + Retaining wall
- + And anything else you can dream of...just let us know!

Please contact a consultant for more information and to discuss your personalized new home design and Signature Select package.