The Encore

Enjoy life's magic moments with the Encore.

This stylish display home has been crafted to create the ultimate in easy, comfortable living; offering the ideal spaces for mealtime moments with the family, late night moments with friends, and more.

4

2

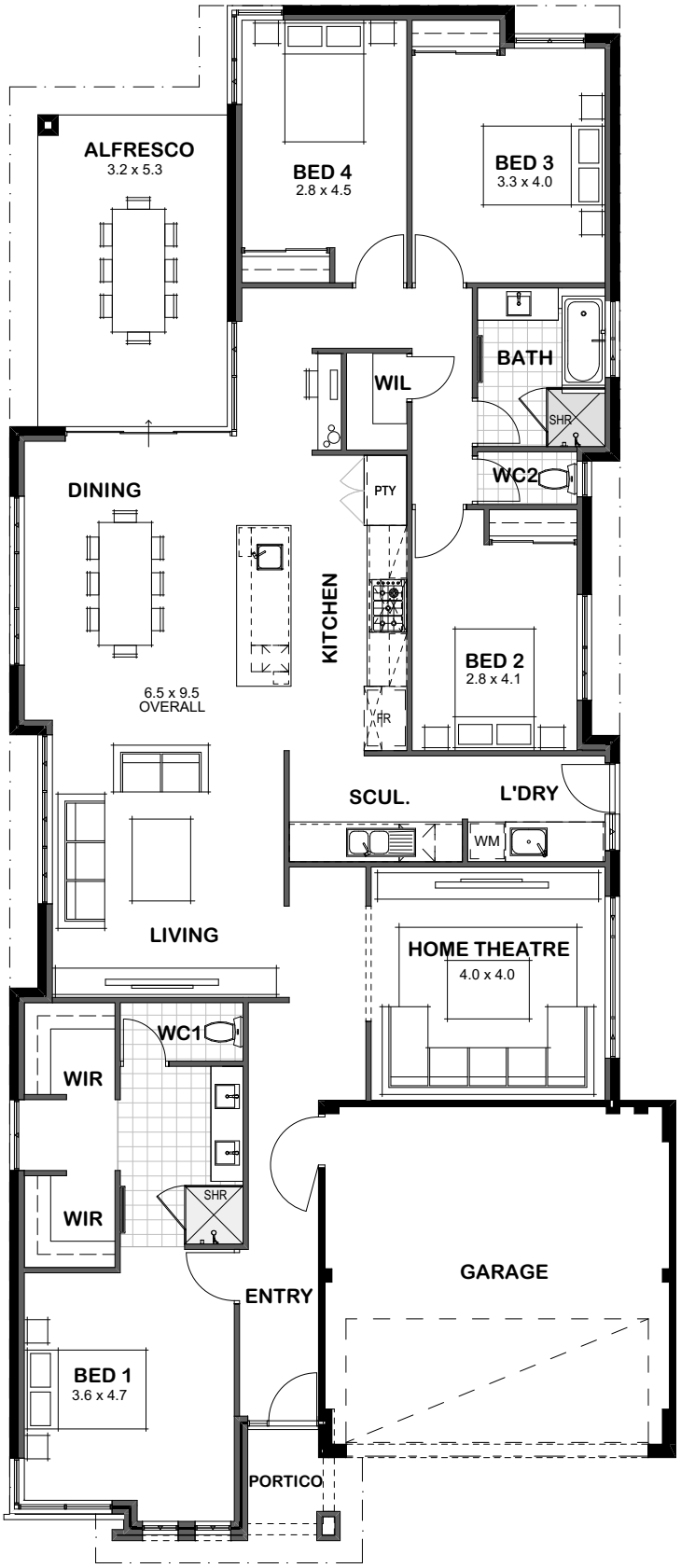
12.5m

257m²

What's included:

- Essastone benchtops throughout
- Lifetime structural guarantee
- 900mm stainless steel appliances
- Quality flickmixer taps throughout
- NBN Ready three point pack
- Colorbond roof, gutter, downpipes and fascia
- Designer elevation as displayed
- 30c high ceilings throughout home

Made for special moments



MOMU

Moments + U

Love this home?

Find out more at momuwa.com.au or call 6169 0450

Images for illustrative purposes only | Information correct at time of printing | BC 8867

Certified System™ Quality ISO 9001

Display Specification

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EXTERNAL FEATURES

- Front elevation as displayed including acrylic render (not sand painted)
- 27 course high ceilings to garage and alfresco
- 25 degree pitch Colorbond metal roof with blue pine treated timber
- Colorbond, gutters, fascias and downpipes
- Choice of single course face bricks included with cream mortar
- Double garage with concrete hardstand, powered sectional door and two controllers where included in design
- 6m long paved driveway, porch and alfresco with your choice of pavers where included in design
- 5 star rated hot water system and tempering valve
- Fibre cement lining to eaves, garage and portico
- Choice of window frame colours
- Full painting to exposed woodwork, and eaves
- Two garden taps, one front and one rear
- Draft weather seals to all hinged doors entering home
- Reticulation conduit pre-laid under driveway
- Plasterboard ceilings to alfresco and porch as displayed
- Glazed 820 entry door with sidelight

INTERNAL FEATURES

- 30 course high ceilings throughout
- Choice of 820mm wide front door with dead lock
- A double power-point in every habitable room
- Light points to all rooms and passages
- Choice of internal lever door handles (including matt black option)
- Cove cornice throughout
- Metal corner beading to all full height 90 degree external corners on internal walls, excluding window and door reveals
- Standard profile metal door frames
- Choice of tiles to bathroom and ensuite
- NBN Ready three point pack with lead in conduit, data, phone and TV point
- Full painting to ceilings, doors, door frames. No internal painting to walls included, but can be added.

KITCHEN/SCULLERY

- Essastone bench tops to kitchen and scullery where included in design
- 900mm stainless steel Westinghouse under bench oven & five burner gas hot plate with cast iron trivets
- 900mm stainless steel Westinghouse canopy range hood
- 1 ¾ stainless steel sink to kitchen
- Flick mixer tapware
- 700mm high tiled splashback in kitchen and scullery
- Dishwasher recess, cold water tap and single power-point
- Pantry with four shelves
- Soft closers to cupboards and drawers
- ABS edging to all cupboard doors
- Kitchen cupboards designed & constructed specifically for your home
- Choice of handles to all kitchen/scullery cupboards
- Choice of laminates for kitchen /scullery cupboard doors

LAUNDRY/WC

- Soft closing, dual flush, close coupled china pan and cistern toilet
- Privacy latch to WC
- Chrome toilet roll holder
- Chrome floor wastes
- Linen cupboard with four shelves where applicable
- Inbuilt trough with Essastone benchtop
- Flick mixer tap to laundry trough
- Washing machine taps
- 300x300mm floor tiles

BATHROOM/ENSUITE

- Essastone bench tops to bathroom and ensuite
- Semi-frameless shower screens and pivot doors
- Step-down (hobless) showers
- Modern 1,525mm bath
- 2,000mm high tiling to showers
- Above counter china basins throughout
- Basin mixer, shower mixer & bath mixer
- Soft closing, dual flush, close coupled china pan & cistern toilet
- Frameless mirrors
- Soft closers to cupboards
- Cupboards to vanity in bathroom and ensuite
- Choice of handles to all vanity cupboards
- Choice of wall/floor tiles to ensuite and bathroom
- Ceramic soap holder to shower
- Chrome floor wastes
- Privacy latch to bathroom and ensuite
- Chrome toilet roll holder to WC and ensuite
- Double chrome towel rail to bathroom and ensuite

BEDROOMS

- Double mirror sliding robes to minor bedrooms where applicable
- Shelf and chrome rail to all robes

SECURITY/SAFETY

- Deadlock to front door and garage entry door(s)
- All aluminium sliding doors with key lock
- Two hardwired smoke detectors
- Electric RCD safety switch
- Keyed alike openable windows
- Fly-screens to windows and fly-door to sliding doors

SERVICES INCLUDED

- Professional consultant to advise on building process and design queries
- Dedicated Liaison Officer during construction
- Pre-Start design and colour interview
- Preconstruction site inspection
- Contour survey
- HIA fixed price contract
- Blue pine roofing (not steel)
- Full working drawings
- Engineer designed and certified, slab and footings
- Council building application
- Water corporation application
- Housing indemnity insurance
- Construction insurance premium
- 10 metre of sewer connection
- 6 metre water connection
- 20 metre Alinta gas connection
- Full construction house clean
- Insulation to required areas of your home
- Lifetime structural guarantee for the first owner
- Six month maintenance period

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Quality
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Like what you see?

Chat to your Momu Consultant or visit momuwa.com.au for more details today.

All information is correct at time of printing and may change without notice. All room sizes are approx only. Home size is also subject to brick dimensions. BC8867
1. Landscaping, timber decking, soakwells, garden features not included.